



CITY OF ROCKINGHAM

STATEMENT OF PLANNING POLICY NO. 1.3

COMMUNITY CONSULTATION

PART 1 - STATEMENT OF INTENT

Council considers that in certain instances, applications for planning approval should be advertised to allow the community an opportunity to present its views (either collectively or individually), which may then be considered by Council in its determination of the proposal.

In the event that approval of a planning application may result in a significant adverse impact on either adjoining properties or the amenity of an area, Council may require that consultation with the community occur.

In forming its Community Consultation Policy, Council noted that public consultation is not decision making - it is only a means to seek views and opinions on a particular proposal to be used by the Council in exercising its discretion when determining an application.

In addition, Council considers that on occasions it may be appropriate that persons who have lodged submissions during the advertising period for Town Planning Scheme Amendments or for planning applications, should be afforded the opportunity to meet with the Planning Services Committee to discuss the contents of their submission.

PART 2 - POLICY STATEMENT

The following community consultation procedures and guidelines shall be applied by Council Officers in accordance with Part 1 of this Policy.

APPLICATIONS FOR PLANNING APPROVAL

1. The following guidelines shall be utilised in assessing whether applications for planning approval are required to be advertised for public consultation.

Public Consultation Should Only Occur Where:

- (i) It is a statutory requirement of the Scheme; or
- (ii) The proposal is likely to have a significant potential impact upon the amenity of an area or affected neighbouring properties; or
- (iii) The proposal is an unusual proposal which is deemed a 'use not listed' by the Scheme or a matter considered to be of 'public interest'.

Public Consultation Should Not Occur Where:

A public submission phase exists in a subsequent process which the proposal must be put through (e.g. a rezoning proposal, offensive trade etc), unless there is a matter of 'exceptional public interest' that should be resolved prior to initiating the rezoning or amendment process.

2. Where Council or the Manager, Statutory Planning has accepted that an application for planning approval is suitable for public advertising, the following procedures shall be observed.
 - (i) The applicant shall be advised that prior to Council formally considering the planning application, a suitable sign/s is to be erected on the property and an advertisement placed in a local newspaper advising the public of the proposal. Council shall ensure that sufficient signs are erected on the property and that the signs are displayed in a prominent location on the respective street frontages of the property to ensure maximum exposure of the proposal is obtained.
 - (ii) The applicant shall be required, in respect of (i) above to retain the sign on the property for a minimum of one calendar month, and to circulate the notice in the newspaper for two consecutive weeks.
 - (iii) Adjoining/nearby landowners are to be notified of the proposal by Council and invited to comment in writing. Relevant community groups that have established an interest in a planning issue may, at the discretion of the Manager, Statutory Planning, be invited to comment on a proposal.
 - (iv) In establishing the information to be displayed on a sign, in an advertisement or in a letter, Council shall endeavour to provide sufficient information to clearly establish the nature of the proposal.
3. If, in the opinion of Council or the Manager, Statutory Planning, an application for planning approval is unlikely to have any significant deleterious effects on the amenity of the locality, Council or the Manager, Statutory Planning may require that only adjoining or surrounding landowners and occupiers be notified of the proposals and given a minimum period of 14 days to provide comments.
4. If, in the opinion of Council, an application for a planning approval or a Town Planning Scheme Amendment has generated significant community concern, then those persons who have lodged submissions on the proposal may be invited to meet with Council's Planning Services Committee to discuss the contents of their submission.
5. Where submissioners accept any invitation to make a presentation to the Planning Services Committee, the proponent will be invited to attend the same Committee Meeting to respond to any issues which may be raised.

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Adopted by Council on 12.6.79 (HTP & B Committee 6.6.79)
Amended by Council on 11.12.90 (Special Meeting)
Amended by Council on 8.10.91 (E & P Committee 2.10.91)
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