



CITY OF ROCKINGHAM

STATEMENT OF PLANNING POLICY NO. 2.2

APPLICATIONS FOR APPROVAL TO COMMENCE DEVELOPMENT

PART 1 - STATEMENT OF INTENT

The purpose of this Policy is to provide direction and guidelines for those persons who wish to submit applications for planning approval to Council. The Policy will assist in the preparation of properly prepared submissions which will assist Council and its Officers in the expeditious assessment and determination of applications for planning approval.

Those persons considering any development within the municipality should refer to Council's Information Brochure entitled "Do You Intend Making an Application for Development in the City of Rockingham?" for further details.

PART 2 - POLICY STATEMENT

1. Council, the Western Australian Planning Commission and various servicing authorities require specific details for applications for planning approval. Applications should include the following information:
 - (a) A completed 'Application for Approval' Form;
 - (b) A letter explaining the proposal, particularly if a variation under Clause 5.3A of Town Planning Scheme No.1 is requested;
 - (c) Two copies of a detailed site plan and elevations of the development;
 - (d) An application fee as specified in Statement of Planning Policy No.1.2 - Scale of Fees for Planning Services.
 - (e) Any other information specified by the Council, for instance, if the land is located within the Rockingham City Centre or the Peel-Harvey Catchment, additional detailed information will be required to be submitted.

2. Site plans are required to show the following information:
 - (a) The plan is to be drawn to a scale of not less than 1:500;
 - (b) Detail street names, lot number(s), north point and the dimensions of the site in metric;
 - (c) Show the location of any proposed development on the site and the distances to the property boundaries;
 - (d) Specify the location of existing buildings, existing and proposed retaining walls, embankments and fences, parking areas, accessways;
 - (e) Detail the location and type of existing vegetation, any clearing proposed and areas which are intended to be landscaped;

 - (f) The position of street trees, permanent street furniture, bus stops, telephone booths, power poles, light poles and manholes where applicable;
 - (g) The location of building envelopes on those properties that contain building envelopes; and

- (h) any other information that the Council may require having regard to the nature of the development and its location.
- 3. Working drawings are to be submitted separately for the Manager, Statutory Planning's approval.
- 4. All development applications are to be submitted direct to Council. Where appropriate Council will forward the application to the Western Australian Planning Commission or other referral authorities for consideration or determination, where necessary.

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Adopted by Council on 23.12.80 (HTP & B Committee 17.12.80)

Amended by Council on 9.3.82 (HTP & B Committee 3.3.82)

Amended by Council on 8.10.91 (E & P Committee 2.10.91)

Amended by Council on 24.8.99 (PS Committee 16.8.99)