

ADVERTISING APPLICATIONS FOR DEVELOPMENT APPROVAL

Local Planning Policy

November 2023



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Policy Status

Revision No.	Date	Comment
A	11 December 2023	Draft for public consultation – Council Item No. ID02-12/23.
0	31 January 2024	Final (no objections received during public advertising) – Council Item No. ID02-12/23.

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1 CITATION

This is a local planning policy prepared under Schedule 2, Part 2 of the deemed provisions as set out in the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the Shire of Irwin Local Planning Scheme No. 5. This policy may be cited as the *ADVERTISING APPLICATIONS FOR DEVELOPMENT APPROVAL* local planning policy.

2 POLICY INTENT

The intent of this policy is to identify standards for advertising arising from the *Planning and Development (Local Planning Schemes) Regulations 2015*.

3 BACKGROUND

The deemed provisions as set out in the *Planning and Development (Local Planning Schemes) Regulations 2015*, stipulates the minimum requirements when advertising is required for an application for development approval (application).

The need to advertise is based firstly on any legislative requirement and then the degree to which the application impacts the adjoining land or on other land in the locality. In any event, regardless of this policy, the Shire has the discretion to advertise any application.

4 POLICY OBJECTIVES

The objectives of this policy are to:

- a. To provide a consistent and transparent approach to advertising applications which meets the statutory requirements.
- b. To assist in the management of stakeholder expectations in relation to the advertising process and the handling of submissions.

5 POLICY MEASURES

5.1 No Advertising

No advertising will be undertaken where the application:

- a. Is considered to have no effect on the amenity of the locality and is compatible with its setting.
- b. Has already been advertised and any amendment is not substantially changing the application and is of a minor nature.

5.2 Advertising to Owners / Occupiers

Where an application is considered to have a possible impact on the amenity of adjoining or surrounding owners / occupiers then details of the application shall be either emailed or posted.

5.3 Advertising to the Locality

Where an application is considered to have a possible impact on the amenity of the locality then the application shall be advertised as follows:

- a. A notice and details of the application will be published on the Shire's website and an alert put on the Shire's Facebook page.
- b. A notice will be published in the Dongara Denison Local Rag.
- c. Details of the application will be made publicly available for inspection at the Shire offices.
- d. Details of the application shall be either emailed or posted to owners / occupiers in the vicinity of the application who are considered likely to be affected (generally within 200m of the proposed development for the Dongara / Port Denison urban area and generally within 500m for rural areas).

5.4 Advertising Shire Wide

Where an application is considered to have a possible impact on the Shire as a whole then the application shall be advertised as follows:

- a. A notice and details of the application will be published on the Shire's website and an alert put on the Shire's Facebook page.
- b. A notice will be published in the Dongara Denison Local Rag.
- c. Details of the application will be made publicly available for inspection at the Shire offices.
- d. A notice will be published in a local newspaper.
- e. A sign will be erected on-site giving notice of the application.

5.5 Submissions

5.5.1 Submissions must be made in writing and can either be:

- Emailed to: reception@irwin.wa.gov.au
- Posted to: PMB 21 Dongara WA 6525
- Delivered to: Administration Building 11-13 Waldeck Street, Dongara

5.5.2 All public submissions will be treated as confidential.

5.5.3 Where requested, a summary of the relevant planning comments received shall be provided to the applicant and an opportunity given to the applicant to respond to those comments.

5.5.4 Where the Council is the decision-maker:

- a. A summary of the relevant planning comments shall be provided in the Council report.
- b. An actual copy of the public submissions shall be provided to Council confidentially.
- c. A formal notification will be sent to each submitter advising of the date of the Council meeting where a decision will be made on the application.

5.5.5 Where a Shire officer is the decision-maker (under delegation) the decision on the application will only be provided to a submitter if they objected to the application or specifically request to be notified of the decision.

5.5.6 Although social media platforms (such as Facebook) may be used to alert people that an application is being advertised, comments made on social media platforms will not be treated as formal submissions. Submissions / comments must be submitted to the Shire in accordance with clause 5.5.1.

5.6 Costs

The Shire's annual fees and charges covers advertising costs except where a sign is required to be erected on-site or where a notice is required to be published in a local newspaper. In these instances the applicant will be required to pay (or reimburse the Shire) the costs.