



POLICY

ADVERTISING 'SA' AND TOWN PLANNING SCHEME AMENDMENT



ADVERTISING 'SA' AND TOWN PLANNING SCHEME AMENDMENT

To provide guidance to Council officers and developers regarding the most appropriate and cost effective form of advertising of development applications whilst maintaining the necessity to ensure public awareness and to avoid duplication of advertising under other legislation. This policy applies only to uses annotated as 'SA' under table No 1 of Town Planning Scheme No 2, and to proposed uses not specified in the table under clause 4.7 of the Scheme.

Adopted:	10/02/1993 #462
Last reviewed:	27/09/2006 #519 28/04/2010 #105 11/07/2012 #163
Legal Authority	City of Kwinana TPS #2 Clause 2.3

Policy:

1. Adjoining Owners/Occupiers

1.1 All 'SA' proposals shall be advertised by writing to adjoining owners and occupiers within an area surrounding the subject land to be determined as follows:

- 200m for any noxious or hazardous use, or to be determined at Council's discretion following risk assessment by the Department of Environmental Protection.
- 100m for any proposal with potential local impacts in terms of noise, fumes, dust or odour.
- along traffic routes likely to be affected should the proposal be likely to generate a greater than 10% traffic volume increase on those routes.
- 300m within special rural areas and in rural areas where the predominant lot size is less than 4ha.
- 500m in rural areas where the predominant lot size is in excess of 4ha.
- 300m within designated rural City sites (Hope Valley and Mandogalup).
- within 50m for all other proposals.

Where in the opinion of the Manager Planning Building Services these distances are inappropriate the consultation area may be increased or reduced following consultation with the appropriate portfolio holder.

1.2 The above areas shall be determined by measuring all lots or part lots falling within the specified distances from the subject lot boundaries.

1.3 In the case of rezoning/scheme amendments the same criteria as listed in 1.1 shall apply.

1.4 Where a proposed Scheme Amendment/Rezoning has been deemed to be inconsistent with the Policy statement for the area and Council's Rural Strategy but is generally supported by Council in accordance with Clause 4.2 of Town Planning Scheme #2, Council shall, prior to resolving to amend the Scheme or initiating an amendment to the Scheme undertake a public consultation process as follows:

1.4.1 Write to the landowners with land contiguous with or directly opposite the subject land requesting the identification of relevant issues within 21 days of receipt of the advice.

1.4.2 Write to the relevant ratepayers association requesting the identification of relevant issues within 21 days of receipt of advice.

Council shall consider these submissions prior to formal resolution to amend the Scheme.

2. Signs on Site

- 2.1 A sign ('SA' Advertising) is to be placed on-site during the advertising period for all those 'SA' Applications within the Residential (except where the proposal is not located on a neighbour distributor), Mixed Business, and Commercial Zones, and within the City Centre.
- 2.2 A sign (Scheme Amendment) is to be placed on-site for all scheme amendments relating to a particular site(s).

Where in the opinion of the Manager Planning Building Services these requirements are inappropriate, the requirement for a sign may be introduced or waived following consultation with the appropriate portfolio holder.

* *Specifications for the sign are included in the Procedure attached to this policy.*

3. Newspaper Advertisements

- 3.1 'SA' development applications shall only be advertised in newspapers in cases where Council's Manager Planning Services considers that the proposal may have environmental, social, amenity or economic impact, within a spatial area outside of that covered by letters sent pursuant to Clause 1.1.
- 3.2 Notwithstanding the above, all major development proposals (i.e. those relating to a change of land use, or a new land use) within the Kwinana City Centre zone and within the Industrial strip shall be advertised in newspapers.

4. Discretion

- 4.1 Council may vary the above advertising requirements if it considers such variance will not reduce public awareness of the proposal:
- where advertising has previously occurred under Health or Environmental legislation.
 - where the nature of the development may warrant additional advertising.
- 4.2 Subject to clause 2.3.2 of TPS #2 Council may advertise applications for planning approval involving an 'AA' use. In such cases Council shall determine the most appropriate means of advertising at its discretion.

5. Information

- 5.1 Council shall not commence advertising of a proposal until such time as Council's Manager Planning Building Services is satisfied that sufficient information has been supplied by the applicant to enable informed comment to be made on the proposal.

This information shall include:

- assessment of noise, traffic amenity and environmental impacts
- a full description of the proposed land use
- site plans and elevations of all proposed structures
- any other information which in the opinion of the Manager Planning Services is necessary to enable informed comment on the proposal.

- 5.2 Notwithstanding clause 5.1 Council may require additional information from the applicant regarding the proposal following advertising prior to its consideration of Council.

6. Advice to Councillors

Upon commencement of advertising, all Councillors will be sent a memorandum containing the following information:

- a brief description of the proposal
- period of advertising
- date of planned consideration by Council
- a contact officer

7. Costs

7.1 All costs associated with advertising shall be met by the proponent, in addition to normal charges for planning approval.

7.2 The following costs shall apply as per the Schedule of Fees and Charges:

- Sign hire
- Sign installation and removal
- Letters
- Photocopying of reports for letters
- Newspaper advertisements available on quotation.

7.3 A bond shall be lodged with Council prior to commencement of advertising procedures as per the Schedule of Fees and Charges.

Following expiry, unspent monies (less processing fee) shall be returned to the applicant.

Procedure


To increase public awareness of development proposals requiring public scrutiny and Town Planning Scheme Amendments, the following signage specifications have been established.

A sign of the following proportions shall be located in a prominent position on the subject lot and proponents shall be required to pay hire fees as set out above.

'SA' APPLICATIONS

L#: Letter Size mm
S#: Space Size mm


MINIMUM 1000 MM

 <p>LOGO 65MM</p>	<p>CITY OF KWINANA</p> <p>TOWN PLANNING SCHEME NO.</p> <p>NOTICE OF PROPOSED LAND USE</p> <p>SA NO. PERSPEX</p> <p>COUNCIL IS CONSIDERING AN APPLICATION TO USE THIS LAND FOR</p> <p>THE PURPOSES OF:</p> <div style="background-color: #cccccc; width: 100%; height: 100px; margin-bottom: 5px;"></div> <div style="background-color: #cccccc; width: 100%; height: 30px; margin-bottom: 5px;"></div> <div style="background-color: #cccccc; width: 100%; height: 30px;"></div>	<p>L65</p> <p>S50</p> <p>L50</p> <p>S50</p> <p>L50</p> <p>S50</p> <p>L20</p> <p>S50</p> <p>L20</p> <p>S20</p> <p>L20</p> <p>S20</p> <p>L50</p> <p>S50</p> <p>L50</p> <p>S50</p> <p>L50</p> <p>S50</p>	<p>M I N I M U M</p>
	<p>DETAILS OF THE PROPOSAL ARE AVAILABLE FOR INSPECTION AT</p> <p>THE COUNCIL OFFICES CNR GILMORE AVENUE AND SULPHUR</p> <p>ROAD KWINANA</p> <p>ANY PERSON WISHING TO COMMENT ON THE PROPOSAL MAY</p> <p>DO SO IN WRITING TO THE CHIEF EXECUTIVE OFFICER</p> <p>BY PERSPEX</p> <p>ADDRESS FOR CORRESPONDENCE</p> <p>P.O. BOX 21 KWINANA 6966</p>	<p>L20</p> <p>S20</p> <p>L20</p> <p>S20</p> <p>L20</p> <p>S20</p> <p>L20</p> <p>S20</p> <p>L20</p> <p>S20</p> <p>L20</p> <p>S20</p> <p>L20</p> <p>S20</p> <p>L20</p> <p>S20</p> <p>L20</p>	<p>1 0 0 0</p> <p>M M</p>

SCHEME AMENDMENTS

L#: Letter Size mm
S#: Space Size mm

MINIMUM 1000 MM

		
<p>LOGO 65MM</p> <p>CITY OF KWINANA</p> <p>TOWN PLANNING SCHEME NO.</p> <p>NOTICE OF PROPOSED SCHEME AMENDMENT</p> <p>AMENDMENT NO.</p> <p>COUNCIL IS CONSIDERING A PROPOSAL TO</p> <p>AMEND THE SCHEME BY:-</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>DETAILS OF THE PROPOSAL ARE AVAILABLE FOR INSPECTION AT</p> <p>THE COUNCIL OFFICES CNR GILMORE AVENUE AND SULPHUR</p> <p>ROAD KWINANA</p> <p>ANY PERSON WISHING TO COMMENT ON THE PROPOSAL MAY</p> <p>DO SO IN WRITING TO THE CHIEF EXECUTIVE OFFICER</p> <p>BY ___/___/___.</p> <p>ADDRESS FOR CORRESPONDENCE</p> <p>P.O. BOX 21 KWINANA 6966</p>		
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