



Shire of  
Peppermint Grove

## **Local Planning Policy 6 – Neighbour Consultation on Development**

Shire of Peppermint Grove

### **Statutory Authority**

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015

Shire of Peppermint Grove Local Planning Scheme No. 4 (2017) as amended.

### **State Policy**

### **Local Planning Policy**

This local policy shall apply to all matters considered pursuant to Local Planning Scheme No.4 (LPS 4) and where the Council may exercise its discretion to vary Scheme requirements, to advise and direct on matters of land subdivision and amalgamation, site and building design, and/or processes associated with the assessment and implementation of development and matters related to its implementation.

The Policy Statement intends to provide clear direction and explanation as to the justification and basis for Council preferences in design and planning. It intends to influence the design of proposals and to achieve consistency of deliberation on matters which call for judgement and consideration of site characteristics and merit of design proposals.

All Policy will apply to each case prescribed to achieve a balance between consistency and appropriate site related design.

## Local Planning Policy 6

Policy Reference	Formal Description	Service Line
LPP 6	Neighbour Consultation on Development	Development Services
<b>Implementation:</b>		Planning and Building
Adoption and Modification	2020	
Strategic Community Plan		
Review Date		

Policy Number: LPP 6  
Policy Title: Neighbour Consultation on Development  
Responsible Officer: Manager of Development Services  
Adoption Date:

### Objective (LPS):

- *To advise affected land owners adjoining sites subject to redevelopment, alterations and additions, change of use, or demolition works in residential areas of work before they proceed.*
- *Ensure neighbours are consulted on applications for which there are variations to the Residential Design Codes or Local Planning Scheme 4, allow neighbours the opportunity to make written submissions on non-compliant aspects of the development prior to Council making a determination under its Local Planning Scheme.*

### Statutory Basis

This Local Planning Policy is made under the provisions of the Planning and Development (Local Planning Schemes) 2015 Regulations.

### Policy

Advise adjoining owner(s) in writing of the type of development being proposed, including building and demolition permit applications made to the Shire and;

- a) in the case of development applications seeking variations to the Scheme or the Deemed-to-comply provisions of the R-Code advising of the opportunity to make written submissions on the aspects of the development that are not deemed-to-comply;
- b) the letter shall include information as to the type of development being proposed and whether the deeming provisions of the Scheme and R-Codes apply;
- c) where neighbours are able to make written submissions, these are to be in writing to Council within 14 days of the date notification is received;

- d) Landowners are to be advised that Council will deliberate on any comments received, however, these are not binding, and the final decision will be made by the Council.
- e) Any neighbour(s) that have a shared boundary with the proposed development site are to be notified as a part of the consultation process;
- f) Any neighbour(s) that are separated from the development site by a road or laneway, but are immediately adjacent to the proposed development site, are to be notified as a part of the consultation process.
- g) For developments which may affect a broader area Council may expand the area of consultation.