

## Council Guideline

# Planning Applications Guidelines

© City of Albany 2011

**Version Control**

<b>Version</b>	<b>Date</b>	<b>Status</b>	<b>Distribution</b>	<b>Comment</b>
01	21/07/09	Adopted	Minutes	16.2.1
02	02/02/2010	Revised	Corporate Document Register	Formatting only.
03	19/10/10	Revised	Corporate Document Register	Council OCM 19/10/10
04	15/02/11	Revised	Minutes	Council OCM 15/02/11
05	19/04/11	Revised	Minutes	Council OCM 19/04/11
06	11/10/11	Revised	Agenda	Council OCM 11/10/11

**Table of Contents**

Objective..... 3

Scope ..... 3

Policy Statement..... 3

Legislative Context..... 3

Review and Position Date ..... 3

TABLE A – APPLICATION LEVEL AND REQUIREMENTS ..... 4

APPENDIX „A“ – DECISION MECHANISM ..... 5

APPENDIX „B“ – DECISION MAKING MATRIX..... 6

## **Objective**

The purpose of these Guidelines is to provide guidance to the development industry, public and staff charged with processing development applications.

The primary objectives of this Guideline are:

- To ensure sufficient information is lodged to facilitate an informed decision by the City of Albany;
- To promote a transparent planning process that the community and the development industry can have confidence in; and
- To facilitate industry, community and regulator engagement.

## **Scope**

These Guidelines apply to all applications for planning scheme consent lodged with the City of Albany.

## **Guidance Statement**

All applications for Planning Scheme Consent received by the City of Albany are to be classified in accordance with appendix B (Decision Making Matrix), and processed in accordance with Table A (Application Level and Requirements) and decided upon in accordance with appendix A (Decision Mechanism).

## **Legislative Context**

*Planning and Development Act 2005;*  
Residential Design Codes;  
Town Planning Scheme No. 1A and 3.

## **Review and Position Date**

Executive Director Planning and Development Services to review on or before 11 October 2012.

**TABLE A – APPLICATION LEVEL AND REQUIREMENTS**

Level Application	Advertising (where required under Scheme or R-Codes @)	Referral	Legislation	Detail Supplied	Processing Times (Working Days)*
<b>1</b>	<ul style="list-style-type: none"> <li>• Sign on-site</li> <li>• Immediate Neighbours</li> <li>• Newspaper Advertising</li> </ul>	<ul style="list-style-type: none"> <li>• Neighbours Only<sup>^</sup></li> </ul>	<ul style="list-style-type: none"> <li>• Single Policy Issue</li> </ul>	<ul style="list-style-type: none"> <li>• Plans</li> <li>• Justification Report</li> <li>• Neighbours Comments</li> </ul>	Permitted Uses – 25 working days.  Discretionary Uses – 30 working days.  Advertised Uses – 42 working days.
<b>2</b>	<ul style="list-style-type: none"> <li>• Sign on-site</li> <li>• Newspaper advertising</li> <li>• Neighbourhood+</li> </ul>	<ul style="list-style-type: none"> <li>• Neighbourhood+</li> <li>• Ward Councillors (copy plans)</li> <li>• Councillors Weekly Update</li> </ul>	<ul style="list-style-type: none"> <li>• Scheme Compliance</li> <li>• Council Policy Compliance</li> <li>• State Policy Compliance</li> </ul>	<ul style="list-style-type: none"> <li>• Plans</li> <li>• Justification Report</li> <li>• Images (elevations)</li> </ul>	
<b>3</b>	<ul style="list-style-type: none"> <li>• Consultation Pamphlet Distributed</li> <li>• Photomontage / or Image Provided</li> <li>• Letter to Locality#</li> <li>• Pre-assessment</li> <li>• Councillor Inspection</li> <li>• Post Advertising</li> <li>• Community Inspection</li> <li>• Sign(s) on site</li> <li>• Newspaper Advertising</li> <li>• Press Release (for major projects)</li> <li>• Developer Contact No.</li> </ul>	<ul style="list-style-type: none"> <li>• Community (Locality)#</li> <li>• All Councillors (copy plans)</li> <li>• Technical Input</li> <li>• Reports (independent) on Technical Information</li> <li>• Councillors to advise on issues requiring attention</li> </ul>	<ul style="list-style-type: none"> <li>• Scheme Compliance</li> <li>• Council Policy Compliance</li> <li>• State Policies Considered</li> <li>• Procedural Fairness</li> <li>• Legal Capacity to Make Decisions Determined</li> <li>• State Agency Guidelines Identified</li> </ul>	<ul style="list-style-type: none"> <li>• Plans</li> <li>• Constraints Map</li> <li>• Agency Consultation</li> <li>• Sub-Consultants Reports</li> <li>• Images</li> <li>• Justification/Audit Against All Planning Instruments</li> <li>• Contact Details (Liaison Officer)</li> </ul>	

\* Planning Application processing times against stated KPI's are to be published quarterly from **March 2011**. These KPI's are consistent with the ISO 9001 Planning Team Manual and the Planning Team Service Plans, forming part of Council's Financial Sustainability Framework.

<sup>^</sup> Except if proposal is an application under R-Codes (then referral to neighbours as per the definition within the R-Codes), notification to be sent to 3 properties either side of subject land on same side of street, 3 properties opposite and 3 properties behind.

+ Shall generally mean the street block the application is within, however the full extent of those to be consulted shall be at the discretion of assessing officer.

# Shall generally mean the locality (suburb) the application is within, however the full extent of those to be consulted shall be at discretion of assessing officer.

*@Where an application involving the assessment of an element under the performance criteria of the R-Codes is made, such element shall be referred to adjacent landowners as per the consultation procedure stipulated within the Codes, except where in the opinion of the City of Albany's Executive Director Planning and Development Services, the variation is not likely to impact on the amenity of adjoining landowners. For the purposes of clarity all applications under the performance criteria of the Codes for Boundary Setbacks, Retaining Walls, Street Setbacks, Overlooking, Overshadowing and Building Height are to be referred to adjacent landowners. Where a proposal complies with the R-Codes yet is likely to be publicly controversial or of great interest to the adjoining landowner/s in the opinion of the City of Albany's Executive Director Planning and Development Services, a notification letter to surrounding landowners is to be sent explaining the proposed development and how the proposal complies with the Codes. In relation to all applications to be determined by Council the above procedure will be applied except there will be a presumption of possible adverse impact and in all cases the adjacent landholders will be notified.*

**APPENDIX 'A' – DECISION MECHANISM**

**(Refer Appendix B to determine whether the proposal is an A, B or C application)**

**A. SIMPLE APPLICATION**

The application will be determined by an officer within the Planning and Development Services Directorate following receipt of comment from an adjoining landowner.

**B. LARGER PROJECTS**

The application will be determined by either the Manager or Executive Director within the Planning and Development Services Directorate after adjacent landowners, ward Councillors and in some matters the community generally have been consulted and the concerns raised have been “adequately addressed” \* (refer process and clarification below).

\* ***“Adequately addressed” requires:***

Where an application is advertised and:-

- (a) No submissions were received the application is to be determined on its merits.
- (b) Submissions objecting or seeking changes to the proposal were lodged, but were non-substantive, then a planning officer shall liaise with the person(s) who lodged the submission prior to determining the application. Depending on the submissions received the Executive Director Planning and Development Services shall determine if the matter warrants Council’s consideration.
- (c) Submissions were lodged with substantive arguments against the proposal then the Executive Director Planning and Development Services may refuse the application or refer the application to Council for determination.

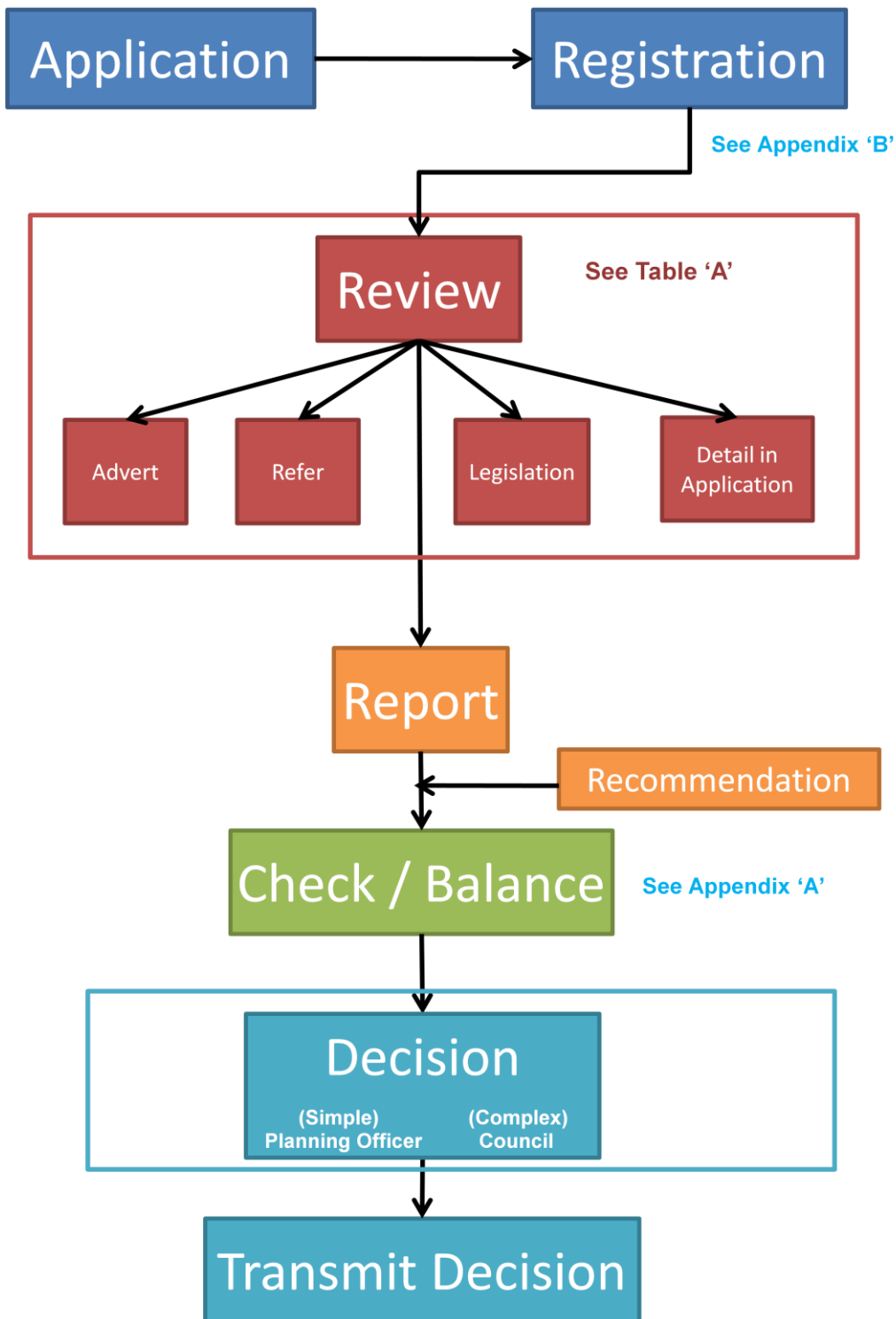
**C. COMPLEX PROJECTS**

The application will be determined by Council at an ordinary Council Meeting.

**APPENDIX 'B' – DECISION MAKING MATRIX**

Application Type	Req.	Mech.	Application Type	Req.	Mech.
<b>RESIDENTIAL</b>			Veterinary Clinic	1	B
Single House (R-Codes)	1	A	Veterinary Hospital	2	B
Home Occupation	1	A	Funeral Parlour	2	B
Relocated Dwelling	1	A	Public Utility	1	A
Family Day Care	1	A	Public Amusement	1	B
Institutional Home	1	B	Cemetery	3	C
Grouped Dwellings (<10 units)	1	A	Garden Centre	2	B
Grouped Dwellings (10 - 25 units)	2	B			
Grouped Dwellings (>25 units)	2	C			
Aged Persons Dwellings (<20 units)	1	A	<b>RURAL</b>		
Aged Persons Dwellings (>20 units)	1	B	Chalets	1	B
Multiple Dwellings (2 storeys)	1	A	Caravan Park	3	C
Multiple Dwellings (> 2 storeys)	2	B	Kennels (<10 kennels)	2	B
Home Business	2	B	Kennels (>10 kennels)	2	C
Aged Persons Village	2	B	Silviculture	1	A
Residential Building (<10 rooms)	1	B	Stockyards	2	B
Residential Building (>10 rooms)	2	B	Horticulture	1	B
Institutional Building (<10 rooms)	2	B	Winery	2	B
Institutional Building (>10 rooms)	3	B			
Nursing Home	2	B	Rural Industry	2	B
<b>COMMERCIAL / CULTURAL</b>			<b>INDUSTRIAL</b>		
Consulting Rooms	2	B	Fuel Depot	2	C
Bulky Goods Outlet	1	B	Light Industry	1	A
Cinema	2	B	General Industry	2	B
Fast Food Outlet	2	B	Noxious Industry	3	C
Holiday Accommodation (<10 units)	1	A	Service Industry	1	A
Holiday Accommodation (10 – 25 units)	2	B			
Holiday Accommodation (>25 units)	3	C	Extractive Industry (Hard Rock)	3	C
Hotel	3	C	Extractive Industry (Other)	2	B
Office (<300m <sup>2</sup> NLA)	1	B	Vehicle Repair Station	1	B
Office (>300m <sup>2</sup> NLA)	2	B			
Liquor Store	2	B	Junk Yard	2	C
Motel	3	C	Transport Depot	1	B
Night Club	3	C	Warehouse	1	A
Restaurant	2	B	<b>EXCEPTIONS:</b>		
Service Station	2	B	• Expansion or upgrading of existing land uses within confine of current lot (notwithstanding above requirement).	1	A
Shop (<300m <sup>2</sup> NLA)	1	B	• Where prescribed maximum number units/rooms places application into alternate decision making category.	2	B
Shop (>300m <sup>2</sup> NLA)	2	B	• Use not Listed and declared as prohibited land use.	-	A
Tavern	3	C	• Use not Listed and declared discretionary land use.	2	B
Vehicle Sales/Hire	1	A	• Applications that are inconsistent with Council Policy* (refer clarification below)	2	B/C
Education Establishment (<30 students)	1	B			
Education Establishment (>30 students)	2	C	<b>OTHER REQUIREMENTS:</b>		
			* Where a development application does not comply with an adopted local planning policy staff shall either refuse the application, or where there is significant merit to relax the provisions of the policy the item will be presented to Council for consideration.		
House of Worship (<40 seats)	2	B	* Where an application is required to be referred to the Great Southern Joint Development Assessment Panel, Council and staff do not have delegation to make a decision (ie. applications over \$7 million in value, or where valued between \$3 and \$7 million and the proponent chooses to make application via the DAP).		
House of Worship (>40 seats)	3	C			
Day Care Centre	2	B			
Private Recreation	2	B			
Club Premises	2	B			
Hospital (<18 beds)	2	B			
Hospital (>18 beds)	3	C			
Medical Clinic	2	B			
Museum	2	B			
Restricted Premises	3	C			

# APPLICATION FLOW CHART



---

**PLANNING DELEGATION**

**SCHEDULE 1  
TOWN PLANNING SCHEME 1A**

In accordance with Section 7.22 of the City of Albany Town Planning Scheme 1A and Section 5.42 of the Local Government Act 1995 and subject to the limitations noted, the Council delegates the Chief Executive Officer the authority to deal with those applications for approval to commence development stated below:

A. Section 2.2: an application to carry out development on reserved land in accordance with the intended purpose of the Reserve.

***Delegated***

B. Section 3.4: to determine a use class for a particular development application.

***Delegated***

C. Section 3.6: to determine the particular use or purpose of a development where it is not mentioned in a use class and determine whether it should be carried out in a particular zone for the orderly and proper planning of the locality and the preservation of its amenity.

***Delegated***

D. Section 3.8: to impose conditions upon developments upon Special Sites where the development is consistent with the Town Planning Scheme.

***Delegated***

E. Section 4.1(a): to grant approval to develop land where the development complies with the zone development table.

***Delegated***

***Conditions:***

- ***all projects to comply with Council guidelines and policies***
- ***does not apply to those applications that require referral to the Great Southern Joint Development Assessment Panel***
- ***in accordance with Council's Processing Planning Applications Guidelines***
- ***includes authority to refuse an application***

F. Section 4.1(b): to develop land for the uses mentioned in the Use Development Table where the development is consistent with that table.

***Delegated***

***Conditions:***

- ***all projects to comply with Council guidelines and policies***
- ***does not apply to those applications that require referral to the Great Southern Joint Development Assessment Panel***
- ***in accordance with Council's Processing Planning Applications Guidelines***
- ***includes authority to refuse an application***



G. Section 4.5: to determine within a development site what constitutes landscaping areas for the purposes of Appendix III and IV.

***Delegated***

H. Section 4.7: to seek details from applicants, in the form of a landscaping plan, on intended plantings and surface treatments and existing trees and shrubs to be retained.

***Delegated***

I. Section 4.8: to determine which street is the street frontage for the purposes of determining setbacks where a lot has more than one street frontage.

***Delegated***

J. Section 4.9: to determine whether a development should have vehicular access from the lot to a major road reserve.

***Delegated***

K. Section 4.10: to relax the provisions of the scheme where the proposal would be consistent with the proper and orderly planning and the preservation of the amenity of the locality.

***Delegated***

***Condition:***

- ***all projects to comply with Council guidelines and policies***

L. Section 4.20: to determine if the R20 Code standards for Attached Houses and Group Dwellings should apply in the R12.5 Code area after assessing the suitability of on-site effluent disposal.

***Delegated***

M. Section 4.23: to permit within the front setback of property zoned Residential or Tourist Residential a vessel or caravan to remain for more than 4 days consecutively.

***Delegated***

N. Section 4.24: to allow within the front setback of a property zoned Residential or Tourist Residential a persons to use land for a purpose other than landscaping, access or parking.

***Delegated***

O. Section 4.27: to grant approval for open storage purposes which has been screened.

***Delegated***

P. Section 4.38: to grant special approval to develop a shop in a Tourist Residential zone.

***Delegated***

Q. Section 5.2: to grant approval for the alteration of a building or use upon a site where a non-conforming use right exists and the development is in conformity with the provisions and requirements of the scheme.

***Delegated***

R. Section 5.3: to permit a change in land use upon a non-conforming use site where the new use is less detrimental to the amenity of the locality of the neighbourhood than the existing use.

***Delegated***

S. Section 6.2: to permit the development of a Place of Heritage Value in accordance with a policy adopted by Council.

***Delegated***

T. Section 7.1: to require further particulars from a person who desires to develop land.

***Delegated***

U. Section 7.4: to determine further particulars which should form part of an application for Council's special consent.

***Delegated***

V. Section 7.5: for a use marked SA in the Zoning Table arrange for the appropriate notices to be sent to owners and occupiers of adjoining land, for advertisements to be placed in a local newspaper and for a sign to be erected on the site.

***Delegated***

***Condition:***

- ***In accordance with Council's Processing Planning Applications Guidelines***

W. Section 7.6: to decide whether to grant or refuse a special consent after the consideration of submissions lodged following the notification of a development application pursuant to Section 7.5.

***Delegated***

***Conditions:***

- ***In accordance with Council's Processing Planning Applications Guidelines***
- ***does not apply to those applications that require referral to the Great Southern Joint Development Assessment Panel***

AA. Section 7.8: to take into consideration certain matters when making a decision on an application for planning consent.

***Delegated***

BB. Section 7.8A: to allow "Matters to be Considered" to be taken into consideration when making a decision on an application for planning consent.

***Delegated***

CC. Section 7.9: to grant a planning consent with or without conditions or refuse to grant a consent, allows withdraw of planning approval, allows time periods to be specified and not use or occupy buildings without Council approval.

***Delegated***

***Conditions:***

- ***In accordance with Council's Processing Planning Applications Guidelines***
- ***does not apply to those applications that require referral to the Great Southern Joint Development Assessment Panel***
- ***all projects to comply with Council guidelines and policies***

DD. Section 7.10: to establish the value and agree to accept a bond pledging a fund of money to carry out works required as conditions of a planning or special consent.

***Delegated***

EE. Section 7.11: to notify each person who made a submission following the publication of a notice of the decision of Council and any conditions imposed.

***Delegated***

FF. Section 7.12(b): to enter into agreements or arrangements with the owner of land in the Scheme Area for the conduct and management of the Scheme.

***Delegated***

GG. Section 7.14: to take action against the owner for non compliance with the Scheme

***Delegated***

HH. POLICIES (Various)

***Delegated***

***Condition:***

- ***in accordance with Council's Processing Planning Applications Guidelines***

In addition to the Scheme provisions and policies adopted by Council, the delegate must comply with guidelines and procedures established by the Planning and Development Services Directorate for the processing and administration of development applications.

---

## PLANNING DELEGATION

### SCHEDULE 2 TOWN PLANNING SCHEME 3

In accordance with section 6.10 of the City of Albany, Town Planning Scheme No. 3 and Section 5.42 of the Local Government Act 1995 and subject to the limitations noted, Council delegates to the Chief Executive Officer the authority of Council to deal with those applications for approval to commence development as stated below:

A. Section 2.2(b): an application to carry out development on reserved land in accordance with the intended purpose of the Reserve.

***Delegated***

B. Section 2.2(c): to confer with a public authority on using reserved land.

***Delegated***

C. Section 3.2: to determine whether a use not listed in the Use Class Table should be prohibited or advertised and determine whether to permit or prohibit the use.

***Delegated***

D. Section 3.5: to approve a shop or cafe as an incidental use in a Service Station Zone.

***Delegated***

E. Section 3.6: to determine applications to uses specified in clause 5.3 and Schedule 1 and enforce special site provisions.

***Delegated***

F. Section 3.7: to determine applications for uses - Special Site.

***Delegated***

G. Section 3.8: to determine applications for uses – Additional Use sites.

***Delegated***

H. Section 3.9: to determine applications for uses – Special Use sites.

***Delegated***

I. Section 4.2(a): to grant approval to extend or alter a non-conforming use on Reserved land.

***Delegated***

J. Section 4.3: to grant approval to approve the change of use of a nonconforming use to another use.

***Delegated***

K. Section 5.1.1: to grant approval to commence development.

**Delegated**

**Conditions:**

- ***all projects to comply with Council guidelines and policies.***
- ***in accordance with Council's Processing Planning Applications Guidelines.***
- ***does not apply to those applications that require referral to the Great Southern Joint Development Assessment Panel***
- ***includes authority to refuse an application.***

L. Section 5.2: to consult with statutory or public authority.

**Delegated**

M. Section 5.3.1: to grant approval to commence development and place conditions.

N. Section 5.3.4: to ensure conditions of Planning Scheme Consent have been complied with prior to occupancy of use.

**Delegated**

**Conditions:**

- ***all projects to comply with Council guidelines and policies.***
- ***in accordance with Council's Processing Planning Applications Guidelines.***
- ***includes authority to refuse an application.***

O. Section 5.3.6: to allow planning scheme consents and conditions to be amended or revoked.

**Delegated**

**Condition:**

- ***all projects to comply with Council guidelines and policies.***

P. Section 5.4: to allow "Matters to be Considered" to be take into consideration when making a decision on an application for planning consent.

**Delegated**

Q. Section 5.6(f): to require the preservation of tree(s) in a Special Rural Zone.

**Delegated**

R. Section 5.8: to allow variation to minimum lot sizes in the R20 coded area and varying the setbacks specified in the Residential design Codes.

**Delegated**

S. Section 5.10: to determine street setback for buildings.

**Delegated**

T. Section 5.11: to determine the type of building finished to the facade of industrial buildings.

**Delegated**

U. Section 5.12: to grant approval for the alternate use of a setback area on lots in Industrial Zones.

**Delegated**

V. Section 5.13d: to reduce the size of the access way along the side of a building.

***Delegated***

W. Section 5.14(b)(i) – to reduce the setbacks to developments in the Milpara General Industry Zone.

***Delegated***

X. Section 5.14(b)(ii) – to require landscaping in the Milpara General Industry Zone to improve amenity.

***Delegated***

Y. Section 5.16 – to relax the Scheme Provisions where it is consistent with proper and orderly planning.

***Delegated***

***Condition:***

- ***all projects to comply with Council guidelines and policies***

Z. Section 5.18(a) – to adopt a plan to guide subdivision in the Down Road Special Industry Zone.

***Not Delegated***

AA. Section 5.18(d)(ii) – to determine the setbacks to developments in the Down Road Special Industry Zone.

***Delegated***

BB. Section 5.18(e) – to allow alternate land uses within ten metres of a lot boundary in the Down Road Special Industry Zone.

***Delegated***

CC. Section 5.18(f) – to require landscaping as part of a development in the Down Road Special Industry Zone.

***Delegated***

DD. Section 5.18(g) – to refer applications for Special Industries in the Down Road Special Industry Zone to the Environmental Protection Agency.

***Delegated***

EE. Section 5.18(h) – to impose those conditions on a development consent in the Down Road Special Industry Zone that the Environmental Protection Agency sees fits.

***Delegated***

FF. Section 5.19(a) – to require an owner to prepare a submission to support the creation of a Special Residential Zone.

***Delegated***

GG. Section 5.19(b) – to determine what areas need to be set aside on a plan of subdivision forming part of the rezoning documents in a Special Residential Zone.

***Delegated***

HH. Section 5.19(d) – to determine applications for uses listed in Schedule IV and enforce Scheme provisions

***Delegated***

II. Section 5.20(a) – to grant approval for the use of a relocated dwelling on a lot.

***Delegated***

***Conditions:***

- ***in accordance with Council's Processing Planning Applications Guidelines.***
- ***all projects to comply with Council guidelines and policies.***

JJ. Section 5.20(c) – to impose conditions on a Planning Consent to relocate a dwelling on a lot.

***Delegated***

KK. Section 5.20(c)(ii) – to seek a bond from an owner seeking to relocate a dwelling to ensure the completion of the dwelling.

***Delegated***

LL. Section 5.21(a) – to prepare a submission supporting the creation of a Conservation Zone.

***Delegated***

MM. Section 5.21(d) – to ensure buildings and effluent disposal systems are satisfactorily sited in a Conservation Zone.

***Delegated***

NN. Section 5.21(g) – to ensure measures are taken to safeguard against dieback within Conservation Zones.

***Delegated***

OO. Section 5.21(h) – to discourage the establishment of reticulated lawns in Conservation Zones.

***Delegated***

PP. Section 5.21(j) – to ensure the satisfactory provision and maintenance of strategic firebreaks in Conservation Zones.

***Delegated***

QQ. Section 5.21(k) – to require and set standards for limiting clearing around all structures in Conservation Zones.

***Delegated***

RR. Section 5.21(e) – to require landowners to maintain satisfactory fire fuel levels on lots.

***Delegated***

SS. Section 5.21(m) – to make arrangements to ensure landowners, on the transfer of lots, make prospective purchasers aware of Fire Management Guidelines.

***Delegated***

TT. Section 5.21(n) – to ensure developments are established in accordance with requirements for Visual Resource Protection.

***Delegated***

UU. Section 5.23(a)(iii) – to determine if a development is wholly within the relevant buffer area for the Elizabeth Street Special Industry Zone.

***Delegated***

VV. Section 5.23(a)(vii) – to determine the impact of the Elizabeth Street Special Industry Zone on adjoining residential development.

***Delegated***

WW. Section 5.23(a)(x) – to determine the suitability of stormwater disposal on lots in the Elizabeth Street Special Industry Zone.

***Delegated***

XX. Section 5.23(a)(xi) – to determine the adequacy of effluent disposal systems on lots in the Elizabeth Street Special Industry Zone.

***Delegated***

YY. Section 5.23(a)(xiii) – to determine the satisfaction of landscaping plans for developments on lots in the Elizabeth Street Special Industry Zone.

***Delegated***

ZZ. Section 5.23(a)(xiv) – to determine if landscape areas and remnant vegetation retention areas are managed and maintained and if vegetation should be removed from those areas.

***Delegated***

AAA. Section 5.27 – to determine on site effluent disposal systems.

***Delegated***

BBB. Section 6.5(a) – to serve notices on any person who contravenes the Scheme.

***Delegated***

CCC. Section 6.6(c) – to direct that certain action be taken to ensure compliance with the provisions of the Scheme.

***Delegated***

DDD. Section 6.6(d) – to determine the necessity to enter upon land to remedy a default when notice is given to a person.

***Delegated***

EEE. Section 6.8 – to enter into agreements with owners of occupiers of land in respect of any matter pertaining to the Scheme.

***Delegated***



FFF. Policies Introduced Pursuant To Section 6.9.1 of the Scheme.

***Delegated***

***Condition:***

- ***in accordance with Council's Processing Planning Applications Guidelines.***

In addition to the scheme provisions and policies adopted by Council, the delegate must comply with guidelines and procedures established by the Planning and Development Services Directorate for the processing and administration of development applications.