

# HAVE YOUR SAY!

## LOCAL PLANNING SCHEME NO. 3

### FREQUENTLY ASKED QUESTIONS

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#### **1. What is a Local Planning Scheme?**

The Planning and Development Act 2005 requires that all Local Governments maintain a Local Planning Scheme.

It's a legal document that regulates the zoning of land, i.e. residential or commercial, and what uses are appropriate for certain areas. It also contains other important information relating to building and development standards across the Shire, i.e. R-Codings.

This document forms the basis behind all planning decisions made by the Shire of Beverley, so if you're a local property owner or landlord, it is likely to affect you in some way or another.

#### **2. Why is the Shire of Beverley advertising a new Local Planning Scheme?**

Local Governments are required by law to update the Local Planning Scheme every five years. When a new Local Planning Scheme is proposed, the document is required to go through a comprehensive advertising program where the public is invited to provide comments relating to what's proposed in the new Local Planning Scheme.

#### **3. How long is the Shire of Beverley advertising the new Local Planning Scheme for?**

The Regulations require new Local Planning Schemes to be advertised for a minimum period of 90 days. The Shire is advertising LPS3 from Wednesday, 1 March 2017 until Friday, 26 May 2017. Submissions will be accepted in writing until 4.00 pm on Friday, 2 June 2017.

#### **4. What is the difference between the current and the new Local Planning Scheme?**

There are a number of changes proposed by the new Local Planning Scheme, including changes to land use permissibility and changes to R-Code densities implementing the actions and strategic directions of the Local Planning Strategy.

The new local planning scheme has been drafted in accordance with the new model scheme text (or MST) introduced in 2015. The MST standardises zone names, objectives, reserve and heritage provisions, and introduces new zones, such as Mixed Use and Environmental Conservation.

#### **5. What is a Local Planning Strategy?**

The Local Planning Strategy is a comprehensive planning document which informs the new Local Planning Scheme. The Beverley and Brookton Local Planning Strategy was adopted in March 2014 and sets the strategic land use directions for both Shires for the next 10 to 15 years. The new Local Planning Scheme should be read in conjunction with the Local Planning Strategy.

## **6. How will I know if my property is affected?**

The full draft Scheme text and maps will be available in hard copy at the Shire Office and on the Shire's website at [www.beverley.wa.gov.au](http://www.beverley.wa.gov.au), and at the Western Australian Planning Commission's Perth Office. Letters will be sent to key stakeholders and advertising will be placed in the Avon Advocate and the Beverley Blarney.

If you would like to discuss changes that affect you or how changes to nearby properties may affect you, please do not hesitate to contact the Shire's Planning team at the Office, by email at [admin@beverley.wa.gov.au](mailto:admin@beverley.wa.gov.au) or by telephone on 9646 1200.

## **7. What if I don't like the changes to my property or locality?**

The reason the Shire is advertising the new Local Planning Scheme is to get your comments on the proposed changes, whether you agree or disagree. If you do not agree with the changes proposed by the new Local Planning Scheme, you are encouraged to let us know by preparing a submission, in writing, outlining the reasons why.

## **8. How can I provide my comments to the Shire?**

There are various ways you can provide your comments to the Shire during the advertising period – however, we do prefer to receive comments on the Submission Form available from the Shire Office or downloaded from the Shire's website. But you can make a submission by letter or email, this will still be considered.

## **9. What happens if I provide my comments after the cut-off date?**

The Shire will still receive comments from the public after the cut-off date, however they will be marked as 'late comments' when reporting back to the Council. Don't worry, they will be considered with all other submissions received. Unfortunately any comments received after Council has already considered all the submissions will not be taken into account.

## **10. If I email my comments to the Shire will they still be considered?**

Our website will have available the Submission Form during the advertising period, which is the preferred method for the Shire to receive comments, however if you prefer you can make a submission by letter or email.

## **11. If I provide my comments to the Shire, will it really make a difference?**

Shire officers will assess each submission on planning grounds, so any comments received should address planning issues and avoid non planning related matters, such as land devaluation. Council will be provided with this table which summarises all the comments received and whether Shire officers support or don't support the submission, or whether the comments are simply 'noted'.

Based on the submissions received, the Council may decide to make changes to the draft new Local Planning Scheme, depending on the issue and level of community interest. The summary of submissions table will also be provided to the Minister for Planning.

**12. Will I be notified when my submission is received?**

Yes. A standard letter will be issued to everyone who provides comments confirming we have received your submission. You will then go on a database and be advised when the new Local Planning Scheme is going to be considered by Council and the outcome of that meeting i.e. whether it was adopted or deferred.

**13. Will my submission or any personal details be released to the public?**

The details you provide on your submission will be included in the relevant Council Agenda and therefore be publicly available unless reasons are otherwise provided on this form for this to not occur.

**14. When will it be considered again by the Council?**

The advertising period closes on 26 May 2017 with submissions due by 4.00 pm on 2 June 2017. Depending on how many submissions are received and the time it takes to summarise each of them and prepare a report to the Council, this may take several months. If you make a submission, you will be notified of the exact dates as they approach.

**15. Does the Minister for Planning have to approve the new Local Planning Scheme?**

Yes. Once Council has considered the submission received from the public and decided to adopt the new Local Planning Scheme, the Shire must then forward a copy to the Western Australian Planning Commission who will then make a recommendation to the Minister for Planning for final approval. The Shire is hoping to be able to provide the Western Australian Planning Commission a copy of the new Local Planning Scheme by the end of 2017.

**16. When will the new Local Planning Scheme take effect?**

The new Local Planning Scheme takes effect when the Minister approves the document and it is published in the Government Gazette. On that day, the old Local Planning Scheme is revoked and the new Local Planning Scheme becomes operational.

*Please contact the Shire Planning Team if you require further information at the Council Office, by telephone 9646 1200 or by email [planner@beverley.wa.gov.au](mailto:planner@beverley.wa.gov.au).*