



# **WEDDIN SHIRE COUNCIL**

**POLICY NUMBER: 10.2.4**

**POLICY FOR NOTIFICATION OF DEVELOPMENT**

**Adopted: 15 June 2017**

## **POLICY FOR NOTIFICATION OF DEVELOPMENT (NO. 10.2.4)**

---

1. **Title:** Policy for Notification of Development
2. **Number:** Policy Number 10.2.4
3. **Purpose:**  
The purpose of this policy is to provide the requirements for carrying out public notification procedures in relation to development and complying development applications made under the Environmental Planning and Assessment Act 1979 (**the Act**) which are not specifically regulated. It is noted that some types of applications by law require specific notification procedures. These applications include developments which are defined as ‘Designated’, ‘Integrated’ and ‘Advertised’ under the Act.
4. **Application:**  
The policy applies to all Development Applications to which this Plan applies will be subject to notification in accordance with this Plan
5. **Associated Legislation and Other References**  
EP & A Act 1993  
Weddin Shire Council LEP 2011
6. **Policy**
  - 6.1 **General Provisions**

Council will consider the following matters when forming its opinion as to whether or not the enjoyment of adjoining land may be detrimentally affected by a proposed development;

- i) The views to and from the adjoining land/s
- ii) Overshadowing of the adjoining land/s
- iii) Privacy of the adjoining land/s
- iv) The likely effect of noise and odour on the adjoining land/s
- v) The streetscape
- vi) Type of development
- vii) Likely effect on the built and/or natural environment
- viii) The visual impact on the built and/or natural environment

### **PART 1 RESIDENTIAL DEVELOPMENT**

- 6.2 **Residential Development in areas zoned R1 General Residential, RU5 Village, B2 Local Centre, IN1 General Industrial and R5 Large lot Residential (<2ha)**
  - i) Proposed multiple storey dwellings, multiple occupancy or multiple dwellings are to be advertised in the Grenfell Record for a period of at least 14 calendar days from the date of the advertisement. Submissions concerning the development are to be made in writing to Council within the advertised period.
  - ii) Adjoining properties of proposed multiple storey dwellings, multiple occupancy or multiple residential developments are to be notified in writing with a closing date for submissions being the same date as the date stated in the advertisement.
  - iii) All other residential developments within the above stated zones will be individually assessed and advertised in accordance with points (i) and/or (ii) above as required.

**6.3 Residential Developments in zones Other Than areas listed in 6.2**

- i) Adjoining properties of proposed multiple storey dwellings, multiple occupancy or multiple residential developments nearer than 30 metres to the allotment boundary or are located in a visually prominent position are to be notified in writing with a closing date for submissions being 14 calendar days from the date of the letter of notification.
- ii) All other residential developments within the above stated zones will be individually assessed and advertised in accordance with point (i) above if required.

**6.4 Sheds and garages in zones listed in 6.2**

- i) Proposed sheds and garages with a floor area greater than 100 square metres are to be advertised in the Grenfell Record for a period of at least 14 calendar days from the date of the advertisement. Submissions concerning the development are to be made in writing to Council within the advertised period.
- ii) Adjoining properties of proposed sheds and garages with a floor area greater than 100 square metres are to be notified in writing with a closing date for submissions being the at least 14 calendar days from the date of the letter of notification.
- iii) All other developments within the above stated zones will be individually assessed and advertised in accordance with points (i) and/or (ii) above if required.

**6.5 PART 2 COMMERCIAL and INDUSTRIAL DEVELOPMENT**

- i) All proposed new commercial or industrial developments which are not Advertised or Designated Development are to be advertised in the Grenfell Record for a period of at least 21 calendar days from the date of the advertisement. Submissions concerning the development are to be made in writing to Council within the advertised period.
- ii) Adjoining properties of proposed new commercial or industrial developments are to be notified in writing with a closing date for submissions being the same date as the date stated in the advertisement.
- iii) Advertised or Designated Developments shall follow notification procedures as stated in the Environmental Planning & Assessment Act.

**6.6 PART 3 SUBDIVISIONS**

**Residential subdivisions in zones listed in 6.2**

- i) All proposed multiple residential subdivisions' (3 or more lots) are to be advertised in the Grenfell Record for a period of at least 14 calendar days from the date of the advertisement. Submissions concerning the development are to be made in writing to Council within the advertised period.
- ii) Adjoining properties of proposed multiple residential subdivisions (3 or more lots) are to be notified in writing with a closing date for submissions being the same date as the date stated in the advertisement.
- iii) All other subdivisions within the above stated zones will be individually assessed and advertised in accordance with points (i) and/or (ii) above if required.

## **POLICY FOR NOTIFICATION OF DEVELOPMENT (NO. 10.2.4)**

---

### **6.7 Subdivisions in zones Other Than zones listed in 6.2**

- i) All proposed multiple residential subdivisions (3 or more lots) are to be advertised in the Grenfell Record for a period of at least 14 calendar days from the date of the advertisement. Submissions concerning the development are to be made in writing to Council within the advertised period.
- ii) Adjoining properties of proposed multiple residential subdivisions (3 or more lots) are to be notified in writing with a closing date for submissions being the same date as the date stated in the advertisement.
- iii) All other subdivisions within the above stated zones will be individually assessed and advertised in accordance with points (i) and/or (ii) above if required.

### **7. Review and Amendment**

- This policy shall be reviewed by September 2021 and thereafter at four (4) yearly intervals, to ensure it meets all statutory requirements and the needs of Council.

### **8. Adoption**

- This policy commences as from the date of adoption by Council, being 15 June 2017 and replaces any previous policy.

### **9. History**

<b>Version</b>	<b>Details</b>
10.2.1	Adopted 15 December 2005
10.2.2	Adopted 17 September 2009
10.2.3	Adopted 18 April 2013
10.2.4	Adopted 15 June 2017