

DA	STRUCTURE PLANS AND ACTIVITY CENTRE PLANS
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DIRECTORATE:	Built and Natural Environment
BUSINESS UNIT:	Planning
SERVICE UNIT:	Strategic Planning
RESPONSIBLE OFFICER:	Head of Planning
FILE NO.:	086/003
DATE FIRST ADOPTED:	1997
DATE LAST REVIEWED:	10 March 2022
ATTACHMENTS:	N/A
VERSION NO.	8

Dates of Amendments / Reviews:		
DAPPS Meeting:	24 May 2012	26 May 2016
	22 August 2013	27 August 2020
	26 February 2015	17 February 2022
	26 November 2015	
OCM:	9 April 2009	10 December 2015
	14 June 2012	9 June 2016
	12 September 2013	10 September 2020
	12 March 2015	

FUNCTION DELEGATED:

(1) Structure Plans

1. In accordance with Clause 17(1) of the Deemed Provisions, the authority to determine whether:
 - a. A Proposed Structure Plan complies with Clause 16(1) of the Deemed Provisions; or
 - b. Further information from the applicant is required before a Proposed Structure Plan can be accepted for assessment and advertising.

2. In accordance with Clause 17(1)(b) of the Deemed Provisions, the authority to estimate and provide to the applicant the fee for dealing with a Proposed Structure Plan in accordance with the Planning and Development Regulations 2009.

3. In accordance with Clause 18 of the Deemed Provisions, the authority to advertise the Proposed Structure Plan;

4. In accordance with Clause 19(1) of the Deemed Provisions the authority:
 - a. To request further information from a person who prepared a Proposed Structure Plan and;

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- b. To advertise any modifications proposed to a Proposed Structure Plan to address issues raised in submissions.
 - 5. In accordance with Clause 29(3) of the Deemed Provisions, the authority to decide not to advertise an amendment to a Structure Plan if, in the opinion of the officer, the amendment is of a minor nature.
 - 6. In accordance with Clause 20(1) of the Deemed Provisions, the authority to prepare a report on an amendment to a Structure Plan, where the amendment is considered to be minor in nature, and to submit this directly to the Commission.
- (2) Activity Centre Plans
- 1. In accordance with Clause 33(1) of the Deemed Provisions, the authority to determine whether:
 - a. A Proposed Activity Centre Plan complies with Clause 32(1) of the Deemed Provisions; or
 - b. Further information from the applicant is required before a Proposed Activity Centre Plan can be accepted for assessment and advertising.
 - 2. In accordance with Clause 33(1)(b) of the Deemed Provisions, the authority to estimate and provide to the applicant the fee for dealing with a Proposed Activity Centre Plan in accordance with the Planning and Development Regulations 2009.
 - 3. In accordance with Clause 34 of the Deemed Provisions, the authority to advertise the Proposed Activity Centre Plan;
 - 4. In accordance with Clause 35(1) of the Deemed Provisions the authority:
 - a. To request further information from a person who prepared a Proposed Activity Centre Plan and;
 - b. To advertise any modifications proposed to a Proposed Activity Centre Plan to address issues raised in submissions.
 - 5. In accordance with Clause 45(3), the authority to decide not to advertise an amendment to an Activity Centre Plan if, in the opinion of the officer, the amendment is of a minor nature.
 - 6. In accordance with Clause 36(1) of the Deemed Provisions, the authority to prepare a report on an amendment to an Activity Centre Plan, where the amendment is considered to be minor in nature, and to submit this directly to the Commission.

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CONDITIONS/GUIDELINES:

- (1) Where an amendment to a Structure Plan or Activity Centre Plan may be considered minor in nature
 1. As per Clause 17 of the Structure Plan Framework, a minor amendment to a Structure Plan or Activity Centre Plan is a change or departure that:
 - a. Does not materially alter the purpose and intent of the structure plan;
 - b. Does not change the intended lot / dwelling yield by more than 10 per cent;
 - c. Does not adversely impact upon the amenity of adjoining landowners and occupiers;
 - d. Does not restrict the use and development of adjoining land;
 - e. Does not significantly impact on infrastructure provision;
 - f. Does not impact upon the environment;
 - g. Is consistent with Council adopted policies; and
 - h. Is deemed to be consistent with orderly and proper planning.
- (2) All transactions utilising this delegation are to be recorded in the City's record keeping system (ECM) by the delegated officer, or by another officer directed by the delegated officer.

AUTONOMY OF DISCRETION:

As provided in (1) of Conditions/Guidelines above

LEGISLATIVE REQUIREMENTS/COUNCIL POLICY:

City of Cockburn Town Planning Scheme No.3
Planning and Development Act 2005
Planning & Development (Local Planning Schemes) Regulation 2015

DELEGATE:

Nil.

DELEGATE/S AUTHORISED:

Chief of Built and Natural Environment
Head of Planning
Coordinator, Strategic Planning
Senior Strategic Planning Officers