**PLANNING AND DEVELOPMENT**

**A Guide to writing an effective submission**

It is important that community voices are heard during the consideration of new developments and planning. It is one of many considerations that decision-makers will take into account when determining planning outcomes.

However, just as important is that any submissions are relevant and actionable – that is, they relate to planning laws and schemes, and not personal wishes or taste. Your submission should not include any statements that are offensive, defamatory, false or misleading, or may be considered criticism of Elected Members or City staff.

**Who to make your submissions to**

The best way to have your voice heard regarding a planning issue is to make a submission to the relevant local government planning team. Most new developments and planning changes will involve a period of community consultation with a call for submissions and/or the opportunity to speak at a Council Meeting. In the Seat of Nedlands our local council areas are: City of Nedlands, City of Subiaco, City of Perth, Town of Cambridge, Town of Claremont. It is important to check their websites, newsletters and advertisements for opportunities to provide a submission.

**Local Planning Schemes**

Local planning schemes (LPS) set out the way land is to be used and developed, classify areas for land use and include provisions to coordinate infrastructure and development within the local government area. This is set out via scheme text and maps.  It is important that Local Government’s ensure their LPS are contemporary and up to date, so that planning applications can be considered against them. Write to your Elected Members at Local Government if you are concerned about the currency of their LPS.

Grounds for objection or support will generally need to be ‘planning related’. That is, not to do with personal opinion, personal taste, or objection to any kind of change. It is important therefore to know what is contained in your Local Government’s “Local Planning Scheme” – and whether a proposed development is consistent or otherwise with the LPS.

**What are planning grounds of support or objection to a planning or development proposal?**

The following are some examples (but again, must be considered in the context of the LPS for your local government area)

* the height, bulk, scale or appearance of buildings;
* impacts to streetscapes, and adjoining properties including privacy and overlooking;
* impacts on local amenity clearly described for some proposals;
* the suitability of landscaping provided;
* traffic, noise, smell, light and other potential amenity impacts;
* the appropriateness of access arrangements to the site of a proposal;
* impacts on built and cultural heritage values;
* the suitability of the land to the type of development proposed;
* compatibility of the proposal with other use/development in the locality;
* environmental impacts such as air or water pollution or land degradation;
* health and safety concerns including bushfire risk; and,
* access to and the adequacy of public infrastructure and services.

**What matters cannot be considered in a submission?**

The following are some examples of matters that are not considered to have planning relevance:

* a potential effect on land values;
* management related issues, that is, how an activity or a business is conducted, or the possible behaviour of individuals /patrons/customers; assumptions or hearsay;
* judgements based on personal prejudices or bias or preferences or taste, an example being a dislike for the proponent or a dislike of any change;
* objections that relate to religious beliefs, morals or ethics;
* competition, an example being where a person considers there is an oversupply of a particular service and any additional service should not be permitted, unless it is detrimental to the character of an area.

**How can I help?**

My role as the local MP is to respond to and advocate for good planning outcomes in terms of how this is reflected in legislation, and taking both a Nedlands, metropolitan and statewide perspective and importantly, a consideration of housing needs and climate impacts of development (particularly densification).

It is not appropriate nor possible for me to intervene on individual development applications or proposals.

I have been active in lobbying to respond to some of the impacts of densification – resulting in a build at Shenton College, road safety measures at local schools, a business strategy for schooling in the Western Suburbs, the retention of Mt Claremont Playing Fields, underground power, and a proposal for a Subiaco CAT bus.