

GRIFFITH COMMUNITY PARTICIPATION PLAN



16 December 2019 in response to Section 2.23 of the *Environmental Planning and Assessment Act, 1979*

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Commencement of the Community Participation Plan

This Community Participation Plan came into effect on 16 December 2019 by resolution of Council dated 12 November 2019.

1.0 WHAT IS A COMMUNITY PARTICIPATION PLAN?

The Griffith Community Participation Plan (CPP) sets out when and how the community will be engaged regarding Council's planning related functions. The preparation and implementation of a CPP is a requirement of the *Environmental Planning and Assessment Act, 1979* (EP&A Act).

The CPP has been designed to make public participation in planning clearer for the community, by identifying, in one document, how and when the community can participate in the planning system.

The CPP does not outline Council's engagement strategies for the delivery of other Council services, functions or infrastructure. These have been established in Griffith's Community Engagement Strategy, which was adopted in 2016 as part of the Community Strategic Plan.

2.0 PRINCIPLES OF THE COMMUNITY PARTICIPATION PLAN

The EP&A Act has established a set of principles to guide community participation in planning across the State. These include:

- The community has a right to be informed about planning matters that affect it;
- Council will encourage effective and on-going partnerships with the community to provide meaningful opportunities for community participation in planning;

- Planning information will be in plain language, easily accessible and in a form that facilitates community participation in planning;
- The community will be given opportunities to participate in strategic planning as early as possible to enable community views to be genuinely considered;
- Community participation will be inclusive and Council will actively seek views that are representative of the community;
- Planning decisions will be made in an open and transparent way and the community will be provided with reasons for those decisions (including how community views have been taken into account); and
- Community participation methods (and the reasons given for planning decisions) will be appropriate having regard to the significance and likely impact of the proposed development.

3.0 WHO DOES THIS COMMUNITY PARTICIPATION PLAN APPLY TO?

The CPP applies to the exercise of planning functions by Council. Planning functions are vast and may include determining Development Applications, preparing Local Environmental Plans or Development Control Plans and also preparing strategic documents including the Local Strategic Planning Statement.

4.0 LAND TO WHICH THE COMMUNITY PARTICIPATION PLAN APPLIES

The CPP applies to all land in the Griffith Local Government Area.

5.0 EXEMPT AND COMPLYING DEVELOPMENT AND DEVELOPMENT PERMISSIBLE WITHOUT CONSENT

Some types of development, such as exempt and complying development under the *State Environmental Planning Policy (SEPP) (Exempt and Complying Development Codes) 2008*, does not allow opportunities for community engagement.

6.0 WHAT ARE COUNCIL'S PLANNING FUNCTIONS?

Council's planning functions are divided into two streams: Development Assessment and Strategic Planning, under the EP&A Act.

6.1 Development Assessment

**Table 1 includes the public exhibition periods required for different types of development applications*

Local Development

This is the most common type of development in NSW and includes projects ranging from the construction of a fence to industrial developments. The *Griffith Local Environmental Plan 2014 (GLEP)* outlines those developments and land uses which require development consent.

Integrated Development

This type of development requires development consent to be issued by Council and an approval under an Act other than the EP&A Act by another authority. An example of a development which requires an approval under another Act would be a winery which requires an Environment Protection Licence under the *Protection of the Environment Operations Act 1997* (POEO Act) from the Environment Protection Authority or a water use approval under the *Water Management Act 2000* from the Natural Resources Access Regulator.

Advertised Development

Refers to development which the EP&A Act specifically requires a consent authority to give public notice which includes nominated Integrated Development and also:

- Threatened species development (development affecting threatened species which requires a species impact statement).
- Class 1 aquaculture development (development that is Class 1 aquaculture under SEPP 62- Sustainable Aquaculture).

Designated Development

Are types of development considered high-impact (e.g. likely to generate pollution) or are located in or near an environmentally sensitive area (e.g. wetland). There are two ways a development can be categorised as 'designated development':

- The class of development can be listed in Schedule 3 of the EP&A Regulation as being designated development, or

- An LEP or SEPP can declare certain type of development to be designated.

State Significant Development

Some types of development are deemed to have State significance due to size, economic value or potential impacts. Development that is State significant development (SSD) is identified in the State and Regional Development SEPP. The Minister for Planning and Public Spaces (or delegate) is the consent authority for SSD.

Modifications of Development Consents

After a development consent has been issued, the Applicant or anyone entitled to act on the Applicant's behalf can apply to Council for approval to modify that development consent under Section 4.55 of the EP&A Act (provided the modified development is substantially the same as that which was originally approved).

Draft Planning Agreements

Planning Agreements entered into between Council and a developer allow contributions for land dedication, recreation, community and transport facilities to be provided in lieu of development contributions.

6.2 Strategic Planning

Council's strategic planning function incorporates the preparation of plans including:

Community Participation Plan

This Plan as amended.

Local Strategic Planning Statements (LSPS)

The LSPS sets out the 20 year vision for land use in Griffith. It provides the basis for strategic planning in Griffith having regard to economic, social and environmental matters. It also identifies the planning priorities for Griffith, consistent with the Riverina Murray Regional Plan and the actions required to achieve the priorities.

The LSPS will shape how the development controls in the Griffith Local Environmental Plan (GLEP) evolve over time to meet the community's needs, with the LEP the main planning tool to deliver Council's and the community's plan.

Strategic Land Use Plans, Strategies and Studies

Council often develops long-term plans and strategies to inform land use planning. Examples of these include the Griffith Land Use Strategy: Beyond 2030 and the Griffith Housing Strategy (2019). These documents support and inform the LSPS and the GLEP.

Structure Plans, Master Plans and Precinct Plans

Larger areas of undeveloped land and urban release areas which have been identified in the LSPS or LEP as growth areas will often be subject to a more detailed planning exercise to ensure efficient and coordinated development occurs.

Draft Contributions Plans

A Contribution Plan prepared under 7.11 or 7.12 of the EP&A Act that levies a monetary contribution against new development for facilities such as transport, community and recreational facilities required to service new development.

Planning Proposals for Local Environmental Plans

The GLEP guides the planning decisions for Griffith through zoning and development controls. The GLEP is the main planning tool used to ensure local development is achieved in a manner which protects and enhances the built and natural environment. A Planning Proposal is required to amend the GLEP. A Planning Proposal must be submitted to the Department of Planning, Industry and Environment for Gateway Determination. The Gateway Determination will indicate the form that public consultation must take and the duration of the public exhibition period.

Development Control Plans (DCP)

DCP's are prepared by Council to guide the development of land through guidelines and controls. Only one DCP can apply to a portion of land. Council will prepare a comprehensive DCP and on occasion will prepare site specific DCP's to guide the development of growth areas. Council will periodically amend DCP's to introduce new controls or clarify the intent of an existing control.

Reclassification of Land

Land owned by Council must be classified as either community or operational under the *Local Government Act 1993*. Should Council wish to re-classify lands or if Council acquires additional lands, the public are invited to participate and a public hearing is held.

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TABLE 1: EXHIBITION TIMEFRAMES FOR PLANNING FUNCTIONS

<i>Council's Planning Function</i>	<i>Minimum Exhibition Timeframe</i>
Development Assessment	
Local Development	In accordance with Appendix 1
Advertised Development	28 days
Integrated Development	28 days
Designated Development	28 days
Regionally Significant Development	14 days
Section 4.55 Modifications	In accordance with Appendix 1
Section 8.3 Review of Determination	In accordance with Appendix 1
State Significant Development	28 days (to be carried out by NSW Department of Planning, Industry and Environment)
Strategic Planning	
Draft Community Participation Plan (this Plan)	28 days
Planning Proposals for the Griffith Local Environmental Plan (GLEP), subject to Gateway Determination <ul style="list-style-type: none"> ❖ Planning Proposals can be prepared by Council or on behalf of landowners to amend the GLEP. 	28 days (or as specified by the Gateway Determination, which may find that due to the minor nature of the proposal that no public exhibition is required or only 14 days exhibition is required)
Reclassification of Land	28 days and a public hearing scheduled for at least 21 days after the public exhibition commences
Draft Development Control Plans <ul style="list-style-type: none"> ❖ Once completed, the Griffith Comprehensive Development Control Plan 	28 days
Planning Strategies, Structure Plans and Master Plans <ul style="list-style-type: none"> ❖ Examples include the preparation of a master plan for an urban release area such as Lake Wyangan or Collina. 	28 days

7.0 WHAT IS THE ROLE OF EXHIBITIONS IN THE PLANNING SYSTEM?

There are several opportunities for the public to participate in the planning system. The level of participation and the scope of Council's notification and exhibition will depend on the nature, scale and likely impact of the proposal, strategy, plan or development. Table 2 provides the various types of exhibition carried out by Council for each planning function. During public exhibition, Council will make available relevant documents that could include a draft strategic plan or plans and supporting documents relating to a development application.

7.1 WRITTEN NOTIFICATION (BY LETTER OR EMAIL)

Written notification is a letter served on a landowner by post or personal delivery, regarding a proposal. The types of planning functions, including development applications which require written notification are detailed in Table 2 and Appendix 1.

Persons to be Notified

Written notification is to be sent to all adjoining landowners and occupants who appear on Council's records, to own or occupy land:

- abutting a site;
- separated from it by a pathway, road, channel, driveway or similar thoroughfare; and
- directly opposite to the site (refer to Figure 1).

Where adjoining or neighbouring land comprises strata titled or community titled land, Council may notify, in addition to the relevant 'Owners Corporation' or 'Association', those individual

owners/occupiers of land within the complex, which may be detrimentally affected by the proposed development or use.



FIGURE 1: WRITTEN NOTIFICATION TO ADJOINING LANDOWNERS

Broadened Notification Area

At Council's discretion and in accordance with Appendix 1, the area to be notified may be broadened based on the nature of the proposal or where in Council's opinion other landowners or residents may be detrimentally affected by the proposal. Examples include land which may be affected by a proposal in the following ways:

- the view to and the views from nearby land;
- potential overshadowing;
- potential for loss of privacy on nearby land;
- potential noise or air quality impacts on nearby land;
- traffic impacts considering haul and travel routes;
- likely visual impact of the proposed development in relation to the streetscape;
- potential to impact natural drainage on nearby land; and
- any relevant matter for consideration under Section 4.15 of the EP&A Act 1979.

Reduced Notification Area

At Council's discretion and in accordance with Appendix 1, the area to be notified may be reduced based on the nature of the proposal or where in Council's opinion other landowners or residents would not be affected by the proposal. The following examples have been provided to give context to how Council would determine a reduced notification area:

- A varied development standard that only could impact some neighbours
 - example: a proposed shed less than 900 mm from a side setback – only the adjacent neighbour would be notified
- A front fence higher than 1.2 m – only the adjacent properties and the properties across the road which would have a view of the fence would be notified.

Information to be Included in the Notification Letter

Notification letters shall include at least the following information:

- a brief description of the proposed development, plan or strategy;
- the DA number or other reference number;
- a description of the land to which the matter relates;
- name of the applicant;
- dates of exhibition period;
- a statement that any person may make a submission during the exhibition period;
- a due date for any submissions;
- a statement that any submission objecting to the proposal must state the grounds of objection;
- a statement that any submission may not be kept confidential and may be disclosed to either Councillors, Council staff, applicant(s), consultants or members of the public. Under the *Government Information (Public Access) Act 2009* (GIPA Act), Council is obliged to allow for the public inspection of its documents, including any submission made to an application. Additionally, a person may make an application for access to documents including submissions, under the GIPA Act;
- a statement that any person who makes a submission must complete a Political Donation and Gifts Disclosure Statement where that person has made a reportable political donation or gift to a Councillor or Council employee within a two (2) year period before the date of this application. The statement will also indicate that the failure to disclose relevant information is an offence

under the Act and it is also an offence to make a false disclosure statement;

- where and during which hours the application may be inspected; and
- contact details and office hours of Council.

Notification Period

The length of the notification period is provided in Table 1 and at Appendix 1. The public notification period expires at 4:00 pm on the last day of exhibition. Council may extend a notification period when such periods coincide with public holidays.

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TABLE 2: HOW ARE COUNCIL'S PLANNING FUNCTIONS NOTIFIED AND EXHIBITED

Planning Function	Written Notification (if specified as being required in this Plan)	Published Notification	Council website	Site notice	Viewing options at other venues (ie. Library)
Local Development	Refer To Appendix 1				
Advertised Development	✓	✓	✓		
Integrated Development	✓	✓	✓		
Designated Development	✓	✓	✓	✓	✓
Regionally Significant Development	Refer To Appendix 1 – Unless development is also considered designated, integrated or advertised development.				
State Significant Development	Exhibition Carried out by the Department of Planning, Industry and Environment				
Modifications					
Draft Planning Agreements	✓	✓	✓		✓
Local Strategic Planning Statement		✓	✓		✓
Strategic Land Use Plans, Strategies and Studies		✓	✓		✓
Draft Contributions Plan		✓	✓		✓
Planning Proposals	✓	✓	✓		✓
Development Control Plans	✓	✓	✓		✓

7.2 PUBLISHED NOTIFICATION

Published notification involves placing a notice in the local newspaper. The types of planning functions which require published notification are provided in Table 2 and development proposals which require published notification are detailed in Appendix 1. The public exhibition period commences the day after the notice is published in the newspaper on at least one occasion.

Information to be Included in the Published Notification

Published notifications shall include at least the following information:

- a brief description of the proposed development, plan or strategy;
- the DA number or other reference number;
- a description of the land to which the matter relates;
- where relevant – the name of the applicant;
- a due date for any submissions;
- where and during which hours the application, plan or strategy may be inspected; and
- contact details and office hours of Council.

Published Notification Period

The length of the published notification period is provided in Table 1 and at Appendix 1 for local development. The public notification period expires at 4:00 pm on the last day of exhibition. Council may extend a published notification period when such periods coincide with public holidays.

7.3 SITE NOTICE

Any development application which is classified as designated development will require a specific site notice to be prepared in accordance with the requirements of the *EP&A Act and Regulations*. At the discretion of the Director Sustainable Development, Council may also elect to erect a site notice for major development not considered designated development.

The site notice will be generally erected upon the front property boundary of the site by a sign post or alternatively, the site notice may be affixed to a fence or part of the building façade where the notice will be more prominently displayed. The site notice will be displayed so it is capable of being read from the road reserve (footpath area) or other public domain area, wherever practicable.

Where the site is a corner site or has two frontages, the site notice will be placed on the primary street frontage. The site notice will contain all relevant information on the development proposal as required by the *Environmental Planning and Assessment Regulation 2000*.

7.4 COUNCIL WEBSITE

Council's website is an important community consultation tool which will be used whenever appropriate. For development applications, Council has a DA Tracker on its website to help Applicant's and the community track the progression of development applications. Key dates regarding the assessment period are provided on the DA Tracker.

8.0 SUBMISSIONS

8.1 MAKING A SUBMISSION

Any person is entitled to make a submission relating to a planning matter by way of objection, support or comment within the public exhibition or notification period, whether or not a notification letter has been forwarded to that person. Submissions must be made in writing and delivered to Council prior to 4:00 pm on the last day of the submission period. The following delivery methods may be used:

- on Council's website (if the option is made available)
- Personal delivery: Griffith City Council, 1 Benerembah Street, Griffith
- Post: Griffith City Council, PO Box 485, Griffith NSW 2680
- Email: admin@griffith.nsw.gov.au

8.2 DEVELOPMENT APPLICATION SUBMISSIONS

What form should a submission take?

A submission in response to a written or published notification must:

- clearly identify the matter to which the submission relates (including DA number and address of the property);
- state the grounds of support or objection expressed in the submission. If objecting, the objection must be based on specific planning grounds;
- be signed by the person making the submission (except if transmitted by email);
- the submission must include the sender's postal address and phone number (especially daytime contact) to

enable Council to establish contact, and if necessary, enable Council staff to clarify issues raised in the submission; and

- the submissions must be addressed to the General Manager.

Failing to provide the above information may impact adversely on your submission.

Will Council accept late submissions?

No. However, Council will consider the merits only of late submissions received prior to determination.

Are submissions kept confidential?

No. The public may access submissions through the *Government Information (Public Access) Act 2009*. The substance of submissions may be included in reports for consideration by Council, which are public. The name and address of the person making the submission will be included in Council's Business Paper should the development application be referred to an Ordinary Meeting of Council for determination.

Anonymous Submissions

Anonymous submissions will not be considered by Council.

Will Council acknowledge the submissions?

Yes. An acknowledgement letter will be sent to the submitter to the address provided on the submission. Should the application be referred to an Ordinary Meeting of Council for determination,

submitters will be advised in writing of the date of the meeting which the application is to be heard at.

Should the application be referred to the Joint Regional Planning Panel for determination, the applicant will be advised in writing of the date of the hearing in which the application is to be determined at.

Will the applicant be advised of objections?

Yes. The applicant is entitled to read and obtain all submissions received. However, the names and addresses of the objectors will be withheld until provided in the Business Paper should the application be referred to an Ordinary Meeting of Council. The Applicant will be asked to provide a response to submissions received as part of the development assessment process.

Will Council notify objectors of the outcome of the application?

Yes, following the determination of an application, all persons who made a submission will be notified of the decision regarding the application as soon as possible after that determination has been made.

Is there a mediation process?

Yes. When objections are received Council staff may apply mediation to resolve issues prior to determination of a development application where deemed appropriate. Should the Authorised Officer choose to use mediation, the applicant and those persons who lodged submissions may be invited to attend a mediation meeting, where it will be attempted to resolve issues through discussion.

When will an application be determined by council?

Where resolution cannot be reached with respect to objections, staff will refer the application to an Ordinary Meeting of Council for determination. The applicant and objectors will be notified of the Ordinary Meeting of Council no later than the publishing of the Business Paper on the Friday before the Meeting. The applicant and objectors may have the opportunity to address the Council at the Meeting.

Note: Council Meetings occur on every second Tuesday throughout the year. Some exceptions apply so please contact Council's Customer Service Officers for a list of Council Meeting Dates or visit www.griffith.nsw.gov.au.

Petitions

Where petitions are received in respect to development applications, the head petitioner or where not nominated the first petitioner will be acknowledged for the purpose of future contact as to the progress of the application. Only the head petitioner will be advised of Council meeting times or receive written confirmation of the determination of an application.

Notification to adjoining Local Government Areas

Where adjoining properties not within the Griffith Local Government Area are considered to be affected by development in the Griffith Local Government Area, the owner(s) of such properties will be notified in accordance with the provisions of this plan.

APPLICATIONS FOR WHICH NOTIFICATION / ADVERTISING IS NOT REQUIRED

The following development does not warrant public notification:

- Exempt Development
- Complying Development
- Applications where insufficient information has been provided with the application and it is to be determined by way of a refusal or rejection for those reasons
- Single storey dwelling houses sited and designed to meet the requirements of the relevant DCP
- Garages, carports, sheds, outbuildings or other ancillary residential development that meets the required setbacks and are at least 900 mm clear of property boundaries
- Swimming pools associated with a dwelling which are at least 900mm clear of property boundaries and behind the building line;
- Internal and external alterations or additions to a single storey dwelling house which meet the requirements of the relevant DCP
- Ground-floor alterations or additions to an existing double storey dwelling house which meet the requirements of the relevant DCP
- Building identification signage
- Change of use of a premises (notification is at the discretion of the Manager of Planning)
- First use of an approved light industry building or a warehouse distribution building
- Demolition works for any building or structure which would not have an impact on neighbouring development (except where the demolition work is proposed upon a site which contains an item of environmental heritage or the site is within a Heritage Conservation Area)
- Subdivision of 5 or less allotments
- Strata subdivision
- Modification of a development consent under Section 4.55 of the Environmental Planning and Assessment Act 1979 where the original application was not notified and no additional impact is expected and the requirements of the relevant DCP are met

APPLICATIONS FOR WHICH NOTIFICATION / ADVERTISING MAY BE REQUIRED

For Definitions of each development description refer to the Dictionary in Griffith Local Environmental Plan 2014:

<https://www.legislation.nsw.gov.au/#/view/EPL/2014/137/dict1>

Y: Requires notification

N: Does not require notification

D: Notification is at the discretion of the Manager of Planning

DEVELOPMENT DESCRIPTION	WRITTEN NOTIFICATION	BROADENED WRITTEN NOTIFICATION AREA	PUBLISHED NOTIFICATION	NOTIFICATION PERIOD	COMMENTS
Development involving a variation to a development standard in Griffith LEP 2014	Y	Y	D	14 days	
Aquaculture	Y	Y	Y	14 days (excluding designated development)	
Advertising structures / signs	Y	D	D	14 days	Broadened notification based on visual prominence to receiver
Airstrips	Y	Y	D	14 days	
Air transport facilities	Y	Y	Y	14 days (excluding designated developments)	
Amusement centres	Y	D	Y	14 days	
Ancillary structures to dwellings (carports, sheds etc.)	Y	N	N	14 days	Do not meet the development standards in the DCP and neighbor potentially impacted
Animal boarding or training establishment	Y	D	D	14 days	
Any structures encroaching on building alignment (front, rear or secondary for corner allotments)	Y	N	N	14 days	Notification to those neighbours impacted by encroachment only
Any applications associated with / or without a Building	Y	D	D	14 days	

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DEVELOPMENT DESCRIPTION	WRITTEN NOTIFICATION	BROADENED WRITTEN NOTIFICATION AREA	PUBLISHED NOTIFICATION	NOTIFICATION PERIOD	COMMENTS
Certificate seeking to legitimise illegal works					
Attached dwellings	D	D	N	14 days	
Bottle shop, requiring a license under the Liquor Act 2008	Y	Y	Y	14 days	
Backpacker's accommodation	Y	Y	Y	14 days	
Bed and breakfast accommodation	Y	N	N	14 days	Unless complying development
Boarding houses	Y	D	D	14 days	
Boat building and repair facilities	Y	D	N	14 days	
Boat launching ramp	Y	D	N	14 days	
Boat sheds	Y	D	N	14 days	
Brothels (sex service premises)	Y	Y	Y	14 days	
Bulky goods premises	Y	Y	Y	14 days	
Business premises	Y	D	D	14 days	
Canal estate developments	Y	D	Y	14 days	
Car parks	Y	D	D	14 days	
Caravan Parks, camping grounds	Y	Y	Y	14 days	
Cellar door premises	Y	D	D	14 days	
Cemeteries, Crematoria and mortuaries	Y	Y	Y	14 days	
Centre-based child care facility	Y	D	D	14 days	
Community facilities	Y	Y	D	14 days	
Correctional centres	Y	Y	Y	14 days	
Depots	Y	D	D	14 days	
Drainage works / flood mitigation works	Y	D	D	14 days	
Drive through restaurants	Y	D	Y	14 days	

GRIFFITH COMMUNITY PARTICIPATION PLAN – APPENDIX 1

DEVELOPMENT DESCRIPTION	WRITTEN NOTIFICATION	BROADENED WRITTEN NOTIFICATION AREA	PUBLISHED NOTIFICATION	NOTIFICATION PERIOD	COMMENTS
Dual occupancies	Y	N	N	14 days	
<i>Dwelling houses:</i>					
• Alterations and additions to existing single and two storey dwellings which do not fully comply with the DCP	Y	N	N	14 days	
• New single dwellings which do not fully comply with the DCP	Y	N	N	14 days	
• Two storey dwellings	D	N	N	14 days	Notification will depend on location of dwelling relative to adjoining dwellings
Earthworks (excavation or land filling works)	Y	D	D	14 days	
Eco-tourist facility	Y	D	D	14 days	
Educational establishments	Y	Y	Y	14 days	
Electricity generating works (excluding solar panels for domestic use)	Y	Y	Y	14 days (excluding designated developments)	
Emergency service facilities	Y	D	N	14 days	
Environmental protection works	D	N	N	14 days	
Entertainment facilities	Y	Y	Y	14 days	
Exhibition homes and exhibition villages	Y	D	D	14 days	
Extensive agriculture	D	N	N	14 days	
Extractive industries	Y	Y	Y	14 days (excluding designated developments)	
Farm buildings	D	N	N	14 days	
Farm stay accommodation up to 12 bedrooms	D	D	N	14 days	
Flood mitigation works	Y	D	D	14 days	

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DEVELOPMENT DESCRIPTION	WRITTEN NOTIFICATION	BROADENED WRITTEN NOTIFICATION AREA	PUBLISHED NOTIFICATION	NOTIFICATION PERIOD	COMMENTS
Food and drink premises	D	D	N	14 days	
Freight transport facilities	Y	Y	Y	14 days	
Forestry	Y	D	N	14 days	
Function centres	Y	Y	Y	14 days	
Funeral chapels and funeral homes	Y	Y	Y	14 days	
Garden centres	Y	D	D	14 days	
Group home	D	D	D	14 days	
Helipad	Y	Y	Y	14 days	
Heliport	Y	Y	Y	14 days	
Health services facilities	Y	D	D	14 days	
Heavy Industrial storage establishments	Y	Y	Y	14 days (excluding designated developments)	
Highway service centres	Y	Y	Y	14 days	
Home-based child care	D	N	N	14 days	
Home business	D	N	N	14 days	
Home industries	D	N	N	14 days	
Hospitals	Y	Y	Y	14 days	
Hostels	Y	Y	Y	14 days	
Hotel or motel accommodation	Y	Y	Y	14 days	
Hotel requiring a license under the <i>Liquor Act 2008</i>	Y	Y	Y	14 days	
Industries	Y	D	D	14 days (excluding designated development)	
Industrial retail outlets	Y	D	D	14 days	

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DEVELOPMENT DESCRIPTION	WRITTEN NOTIFICATION	BROADENED WRITTEN NOTIFICATION AREA	PUBLISHED NOTIFICATION	NOTIFICATION PERIOD	COMMENTS
Industrial training facilities	Y	D	D	14 days	
Information and education facilities	Y	D	D	14 days	
Intensive livestock agriculture	D	D	D	14 days (excluding designated development)	
Intensive plant agriculture	D	D	D	14 days (excluding designated development)	if permitted only with consent
Kiosks	D	N	N	14 days	
Landscaping materials supplies	Y	D	D	14 days	
Light industries	D	D	N	14 days	
Liquid fuel depots	Y	Y	Y	14 days	
Livestock processing industries	Y	Y	Y	14 days (excluding designated development)	
Local distribution premises	Y	D	D	14 days	
Markets	Y	D	D	14 days	
Medical centres	Y	D	Y	14 days	
Multi-dwelling housing	Y	D	D	14 days	
Mixed use development	Y	D	D	14 days	
Neighbourhood shops	Y	D	N	14 days	
Neighbourhood supermarkets	Y	Y	Y	14 days	
Potentially offensive, hazardous, extractive and heavy industries	Y	Y	Y	14 days (excluding designated development)	
Office premises	D	D	D	14 days	
Passenger transport facilities	Y	Y	Y	14 days	
Places of public worship	Y	Y	Y	14 days	

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DEVELOPMENT DESCRIPTION	WRITTEN NOTIFICATION	BROADENED WRITTEN NOTIFICATION AREA	PUBLISHED NOTIFICATION	NOTIFICATION PERIOD	COMMENTS
Plant nurseries	Y	D	N	14 days	
Pubs	Y	Y	Y	14 days	
Public administration buildings	Y	D	N	14 days	
Public utility undertakings	D	D	D	14 days	
Rainwater tanks	D	D	D	14 days	
Recreation areas	Y	D	D	14 days	
Recreation facilities (major)	Y	Y	Y	14 days	
Recreation facility (indoor)	Y	D	D	14 days	
Recreation facility (outdoor)	Y	Y	Y	14 days	
Registered club	Y	Y	Y	14 days	
Research stations	D	D	D	14 days	
Residential flat buildings	Y	Y	Y	14 days	
Respite day care centres	Y	D	Y	14 days	
Restricted premises	Y	Y	Y	14 days	
Retail premises	D	D	D	14 days	
Roadside stalls	Y	D	N	14 days	
Rural industries	D	D	D	14 days	
Rural supplies	D	D	N	14 days	
Rural workers dwelling	Y	D	D	14 days	
School-based child care	Y	D	D	14 days	
Secondary dwellings	D	D	N	14 days	
Semi-detached dwellings	N	N	N	14 days	
Seniors housing	Y	Y	Y	14 days	

GRIFFITH COMMUNITY PARTICIPATION PLAN – APPENDIX 1

DEVELOPMENT DESCRIPTION	WRITTEN NOTIFICATION	BROADENED WRITTEN NOTIFICATION AREA	PUBLISHED NOTIFICATION	NOTIFICATION PERIOD	COMMENTS
Service stations	Y	Y	Y	14 days	
Serviced apartments	Y	D	Y	14 days	
Sewerage systems, servicing or intending to service more than two (2) dwellings;	Y	D	D	14 days (excluding designated development)	
Sex services premises and brothels	Y	Y	Y	14 days	
Signage	D	D	D	14 days	
Shop top housing	Y	Y	Y	14 days	
Small bars	Y	D	Y	14 days	
Specialised retail premises	Y	D	Y	14 days	
Storage premises	Y	D	Y	14 days	
Subdivision of land (five or more lots)	Y	D	D	14 days	
Subdivision of land creating more than 10 lots in a bushfire prone area	Y	D	Y	14 days	
Swimming pools with a setback from any side or rear property boundary less than 900mm	Y	N	N	14 days	
Telecommunications and radio communications facilities	Y	Y	Y	14 days	
Temporary uses of land	D	D	D	14 days	
Tourist and visitor accommodation comprising more than five (5) guest rooms	Y	D	D	14 days	
Transport depots	Y	D	D	14 days	
Truck depots	Y	D	D	14 days	
Vehicle body repair workshop	Y	D	Y	14 days	
Vehicle repair station	Y	D	Y	14 days	
Vehicle sales or hire premises	Y	D	Y	14 days	
Veterinary hospitals	Y	Y	Y	14 days	

GRIFFITH COMMUNITY PARTICIPATION PLAN – APPENDIX 1

DEVELOPMENT DESCRIPTION	WRITTEN NOTIFICATION	BROADENED WRITTEN NOTIFICATION AREA	PUBLISHED NOTIFICATION	NOTIFICATION PERIOD	COMMENTS
Warehouse or distribution centre	Y	D	D	14 days	
Waste disposal facility	Y	Y	Y	14 days (excluding designated development)	
Waste management facility	Y	Y	Y	14 days (excluding designated development)	
Waste or resource management facility	Y	Y	Y	14 days (excluding designated development)	
Waste or resource transfer station	Y	Y	Y	14 days (excluding designated development)	
Waterbodies (artificial) (Farm dams etc.)	Y	D	D	14 days (excluding designated development)	
Wholesale supplies	Y	Y	Y	14 days	
Any other development that in the opinion of the consent authority is likely to have impacts beyond the immediate locality in which it is situated	D	D	D	14 days	
Any other development type not listed	D	D	D	14 days	
Section 8.3 review of determination applications.	As per the original development application				
Section 4.55(1A) and (2)	As per original development application unless minor in nature				

APPLICATIONS FOR WHICH NOTIFICATION / ADVERTISING IS REQUIRED

TYPE OF DEVELOPMENT APPLICATION	WRITTEN NOTIFICATION	WRITTEN NOTIFICATION (PROPERTIES IN PROXIMITY TO THE SITE)	SITE NOTICE	PUBLISHED NOTIFICATION	CONSULTATION WITH GOVERNMENT DEPARTMENTS / STATUTORY AUTHORITIES REQUIRED	NOTIFICATION PERIOD
Applications involving items of environmental heritage or sites within a heritage conservation area. (Development that is not considered minor work).	Y	Y	N	D	D	28 days after first notice in the letter / newspaper
Category 1 Remediation Works – SEPP 55.	Y	Y	N	D	D	28 days after first notice in letter / newspaper (except for Category 1 as part of designated development in which case the public exhibition period may be longer)
Development applications involving Voluntary Planning Agreements (VPAs).	Y	Y	N	Y	Y (Approval of Minister may be required)	28 days
Designated development.	Y	Y	Y	Y	Y	28 days after first notice in the letter / newspaper
Nominated integrated development (advertised development).	Y	Y	Y	Y	Y	28 days after first notice in the letter / newspaper
Other advertised development.	Y	Y	D	D	D	14 days
Potentially hazardous or potentially offensive industries (SEPP 33).	Y	Y	N	Y	Y	28 days after first notice in the letter / newspaper
Section 4.55 - Court approved	D	As per original development application (will be sent to the last known address)	As per original development application (will be sent to the last known address)	As per original development application (will be sent to the last known address)	D	14 days