

DRAFT COMMUNITY PARTICIPATION PLAN

19th December 2019

Consultation is a means of obtaining local knowledge that is relevant to the planning issue.

Planning Panels do not always have local knowledge of issues and residents are not usually permitted to join the panel on site visits.

Gateway procedures are not transparent and also bypass the local democratic process for decision making. Councils do not always provide copies of public submissions – only a summary.

Private Certifiers who are outside Council control and are often appointed by the developer, can approve grossly inappropriate development.

Code complying development removes the opportunity for design outcomes that are more compatible with neighbours amenity. *It removes the requirement to notify those likely to be affected and the opportunity for objections.*

Third Party Right of Appeal should apply to the community as well as the applicant in response to planning decisions, providing there is a reasonable case.

Extra time is justified where there is a large number of documents to read.

The greater the likely environmental impact of a proposal, the greater scrutiny it should receive from both the public and the authority assessing it.

The environment and public consultation should be taken into account in conjunction with State Significant Developments and critical infrastructure proposals.

The community's ability to seek review of a decision is important in preventing corruption and poor decision-making. Fast-tracking of development does not benefit the public interest.

Disproportionate influence from vested financial interests has no place in planning decisions.

It is in the public interest that consultation identifies participants with a vested or pecuniary interest that will influence their preferred outcome. Consultation should not give undue weight to subjective views based on a profit motive, such as the rezoning of land.

Lobbying by those with a vested interest is not transparent but can override community consultation and objective planning decisions.

The community should be re-engaged with respect to amendments to a proposal.

Public exhibition should avoid inconvenient dates, as in holiday periods.

Locate participation meetings opportunities in proximity to public transport to allow equitable access, and not favour those with private car transport.

The community should have access to the information at the concept stage, not just at the final proposal stage. This allows for suggestions and ideas that will modify the plan at an early phase of design.