

NOTIFICATION OF APPROVED COMMERCIAL DEVELOPMENT

- STATUS:** **City Policy** - *A policy that is developed for administrative and operational imperatives and has an internal focus.*
- City policies are referred to Council for review and endorsement.*
- RESPONSIBLE DIRECTORATE:** **Planning and Development**
- OBJECTIVE:**
1. To ensure that owners of Residential zoned land are informed of approved development occurring on adjoining Mixed Use, Business, Commercial or Service Industrial zoned land.
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AUTHORITY

This policy has been prepared in accordance with clause 8.11 of the City of Joondalup District Planning Scheme No. 2 (DPS2) which allows Council to prepare planning policies relating to planning or development within the scheme area.

AREA

This policy applies to the whole of the City of Joondalup.

BACKGROUND

From time to time, the City receives applications that comply with the provisions of the Scheme and Council Policies. In these instances, or where minor variations to standards are unlikely to affect adjoining owners, the application is not referred to adjacent or nearby landowners for comment.

Within the City, there are many areas where the Residential Zone abuts a Mixed Use, Business, Commercial or Service Industrial Zone. It is considered appropriate that these landowners be notified of development that is approved, notwithstanding that the proposal complies with standards, or only involves minor variations to standards.

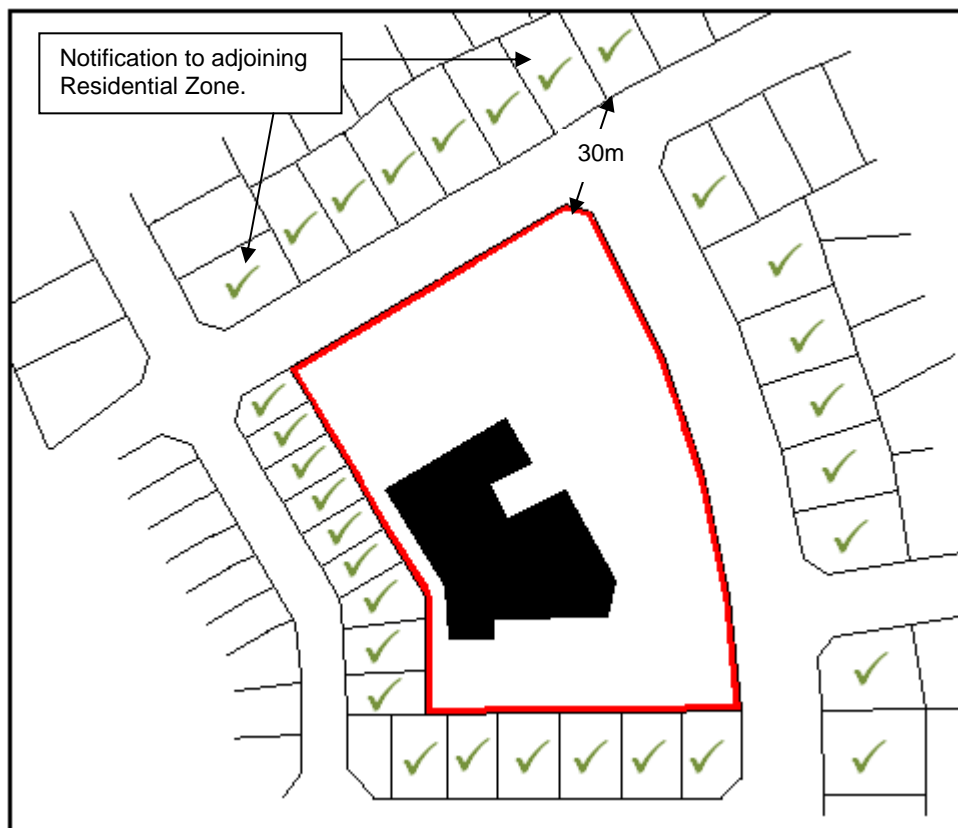
This policy has been developed to set out the process of notification of approved commercial development on land that abuts the Residential zone, where public advertising has not otherwise been carried out.

STATEMENT

(1) Where planning approval is granted for a development on land zoned Mixed Use, Business, Commercial or Service Industrial that:

- complies with the provisions of the Scheme and Council Policies; or
- public advertising has not otherwise been carried out,

the owners of any land zoned Residential that directly abuts, or is within 30 metres of the development site, will be notified of the approved development in writing.



(2) Notification will include details of the proposed development and/or land use.

Amendments: CJ225-10/09

Related Documentation: District Planning Scheme No.2

Issued: October 2009