

Notification of Approved Commercial Development Policy

City Policy

Responsible Directorate: Planning and Community Development

Objective: 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.

1. Authority:

This Policy has been prepared in accordance with Clause 8.11 of the *City of Joondalup District Planning Scheme No. 2* which allows Council to prepare local planning policies relating to planning or development within the Scheme area.

2. Application:

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

3. Statement:

From time to time, the City receives applications that comply with the provisions of the *City of Joondalup District Planning Scheme No. 2* 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 a 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 a Residential Zone, where public advertising has not otherwise been carried out.

4. Details:

4.1. Notification Process:

- a. Where planning approval is granted for a development on land in a Mixed-Use, Business, Commercial or Service Industrial Zone that:
 - complies with the provisions of the *City of Joondalup District Planning Scheme No. 2* and Council Policies; or
 - public advertising has not otherwise been carried out,the owners of any land in a Residential Zone that directly abuts, or is within 30 metres of the development site, will be notified of the approved development in writing.
- b. Notification will include details of the proposed development and/or land use.

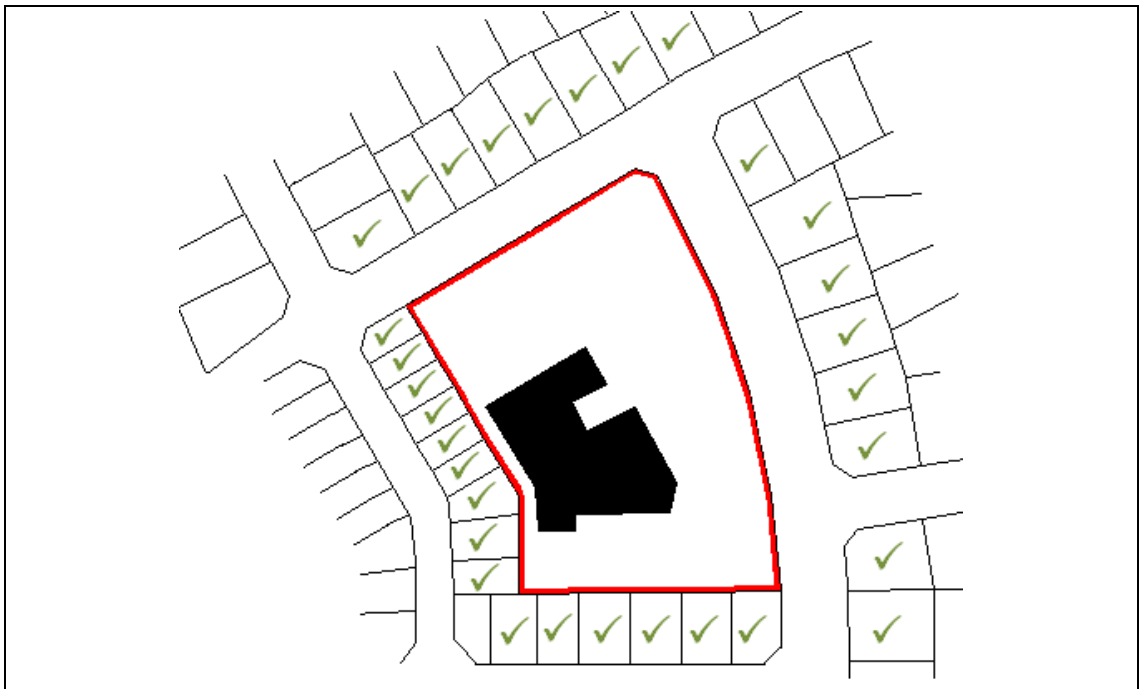


Figure 1. Example of residences requiring notification

Creation Date: October 2009

Amendments: CJ160-08/12

Related Documentation: • *City of Joondalup District Planning Scheme No. 2*