

COMPLEX APPLICATIONS

DRAFT LOCAL PLANNING POLICY

1. Head of Power

This Local Planning Policy has been adopted pursuant to *Planning and Development (Local Planning Schemes) Regulations 2015*, Schedule 2 (Deemed Provisions), Clause 4.

2. Application of this Policy

This policy is applicable to any development application considered a complex application as defined by this policy.

3. Purpose

The purpose of this Policy is to identify complex applications for development approval for the purposes of part (b) of the definition of Complex Application in Clause 1 of the Deemed Provisions.

Note: 'complex application' means —

- (a) *an application for approval of development that is a use of land if the use is not specifically referred to in the zoning table for this Scheme in respect of the zone in which the development is located; or*
- (b) *an application of a kind identified elsewhere in this Scheme, or in a local planning policy, as a Complex Application for development approval.*

4. Objectives

This policy aims to:

- Clearly articulate when a development application is considered a complex application;
- Provide for an appropriate balance between allowing for meaningful community participation in the planning process and the requirement to process development applications in an efficient manner and in accordance with statutory timeframes; and
- Ensure a transparent and consistent approach for the advertising of complex applications.

5. Policy Statement

5.1 Complex Application

5.1.1 For the purpose of this policy, the term 'complex application' as defined in the Deemed Provisions shall also include the following:

- (a) Any non-residential accommodation, including Workforce Accommodation, where there are more than 16 rooms; and
- (b) Any application to extend, alter or change a non-conforming use, pursuant to Clause 7.2 of the Scheme; and
- (c) Any application for land within the Urban Development or Industrial Development zone that is not consistent with an adopted Structure Plan or Local Development Plan or where there is no adopted Structure Plan or Local Development Plan; and
- (d) Any application for Childcare Premises within the Residential zone or within 100m of the Residential zone; and

- (e) Any application for a Service Station within 50 metres to a sensitive land use, as defined in the Environmental Protection Authority's 'Separation Distances between Industrial and Sensitive Land Uses' Guidance Statement published in June 2005; and
- (f) Any application for development where the estimated cost of development is more than \$5 million, except where;
 - i. The application is for works associated with a permitted land use; and
 - ii. An application for Warehouse, a Single House or Grouped or Multiple Dwellings where there are 16 dwellings or less; and
- (g) Any Regional Development Assessment Panel application where it meets the requirements of (a) to (f); and
- (h) Any application which in the opinion of the City is likely to generate significant community interest.

5.1.2 Notwithstanding 5.1.1 above, any applications of the following types are not complex applications:

- (a) An application to amend or cancel a development approval; or
- (b) An application that is subject of Section 31 of the *State Administrative Tribunal Act 2004*; or
- (c) An application that the City identifies as being relatively minor development, which is unlikely to generate significant community interest or be of significant strategic importance.

6. Consultation

In addition to advertising as required by the Deemed Provisions, complex applications may also be advertised by –

- (a) The placement of a notice in a newspaper circulating in the District; and
- (b) The placement of a notice on one or more of the social media channels where the City has a presence.

7. Related Documents

- *Planning and Development Act 2005*
- *Planning and Development (Local Planning Schemes) Regulations 2015*
- *City of Karratha Local Planning Scheme No. 8*

8. Version Management

Responsible Business Unit:	Planning Services
Adoption Date:	
Next Review Date:	
Council Resolution Number:	