



## Planning Information Sheet

# PS04 – Commercial Uses

October 2010

A “Commercial use” is a broad term which generally refers to any premises that sell goods or provide a service to the public. It includes but is not limited to a number of land uses including shops, offices, restaurants and medical centres. As each of these commercial uses has a varied impact on the amenity of the area and the orderly and proper planning of the locality, each commercial use has different development standards that apply.

### **Do I need planning approval?**

Where a new commercial use is proposed, or it is intended to change the use of the building from one use class to another, planning approval is required. This information sheet will assist you in preparing a planning application and guide you through the development application process.

### **How do I apply for planning approval?**

You will need to complete a planning application form and complete the attached checklist, which will assist you in ensuring that all the required documentation is submitted with your application. Please note that the checklist requires the submission of a detailed statement, which should provide justification for any variations from Local Planning Scheme No. 1 and any relevant Policies or Strategy. Note that in many cases, particularly for larger and more complex proposals, it may be more appropriate to engage a consultant to lodge an application on your behalf.

### **What do I need to know?**

You will need to look at the Zoning Table (Table No. 1) in Local Planning Scheme No. 1 to determine if the use is permitted in that particular zone (*the zoning of a property is obtained by referring to the scheme maps that are available from the Council. The Council website is [www.amrsc.wa.gov.au](http://www.amrsc.wa.gov.au)*). **Clause 4.3** of the Scheme –explains how to read the use class table and definitions of each use are provided in Schedule 1. If the use of land for a particular purpose is not specifically mentioned in the Zoning Table and cannot reasonably be determined as falling within the interpretation of one of the use classes, Council may still consider the application.

Schedule 13 and 14 of Scheme provides the development standards for each use class, such as parking requirements, landscaping, minimum lot size, setbacks, site coverage etc. In addition to the standards set out in the use class table, each zone may have additional provisions including setback requirements, height of buildings, parking, landscaping etc. It is important to read the general provisions of the Scheme as well as the zone specific provisions of the scheme to make sure that all relevant requirements of the scheme are addressed.

Policies are developed to help guide the discretionary decisions of Council. The relevant policies must be identified and the development proposal must be justified against the provisions of any relevant policies. The following is an example of a local policy that is commonly applicable to commercial developments;

PE 46: Signage - A planning application is required for any new signage or any modifications to the existing signs. An application for a sign may be included in a change in use application or a development application. If a sign application is not included in the initial planning application, a separate application will be required later on.

Local planning strategies are largely aimed at new developments, or the redevelopment/upgrade of existing properties in order to achieve a specific built form and character for an area. Where appropriate, the provisions and guidelines of these strategies/policies must be addressed to indicate how the proposed use or development will contribute towards the envisaged outcome of a policy/strategy area.

1. Townsite strategy, Village strategies
2. Margaret River Commercial Centres Strategy
3. Local Planning Strategy

Copies of these strategies can be viewed at the Shire's Offices and are available on Council's website, [www.amrsc.gov.au](http://www.amrsc.gov.au).

### **Is there anything else?**

Depending on the development that is proposed, you may also require a building licence and/or approval from Council's Environmental Health Department. On this basis it is suggested that you consult with Council's Building and Environmental Health Department regarding any other approvals that may be required. Council's Building Department can be contacted on 9780 5214, and Council's Health Department can be contacted on 9780 9232.

**Note: Prior to lodging your application for planning approval you may wish to consider making an appointment with one of Council's Planning Officers to discuss the proposal. Please phone 9780 5228 for an appointment. Applications that do not comply with the relevant standards or contain insufficient information may be refused or take longer to process.**

### **\*\* DISCLAIMER \*\***

This information sheet is a guide only. Verification with original Local Laws, Acts, Local Planning Scheme No. 1 and other relevant documents is recommended for detailed references. The Shire of Augusta Margaret River accepts no responsibility for errors or omissions.