

# COMMERCIAL DEVELOPMENT



This Information Sheet should be read in conjunction with the Development Applications Information Sheet, Local Planning Scheme No. 3 Text and Maps. The information contained within this sheet is excerpted from the Scheme Text, Council Policy and general conditions of development. Council reserves the right to modify requirements. Should you have any queries on the issue raised, contact Council's Planning Services for further clarification.

## **Site Requirements**

<b>ZONE</b>	<b>Setback from Main Street</b>	<b>Setback from Minor Street</b>	<b>Setback from Side Boundaries</b>	<b>Setback from Rear Boundaries</b>	<b>Site Coverage</b>	<b>Plot Ratio</b>	<b>Landscape Strip</b>
<b>Commercial</b>	15m	3m	0m	0m	60%	0.6	3m
<b>Mixed Use</b>	6m Ave	3m	R-Codes	6m Ave	50%	.5	3m for non-residential
<b>Private Clubs &amp; Institutions</b>	15m	3m	3m	7.5m	50%	0.5	3m
<b>Kalamunda District Centre</b>	0m	0m	0m	0m	100%	1.5	Nil
<b>Forrestfield District Centre</b>	15m	3m	0m	0m	70%	1.5	3m
<b>Service Station</b>	6m to Canopy	3m	3m	4.5m	70%	0.6	3m

The Mixed Use zone is intended to allow for the development of a mix of varied by compatible landuses such as houses, offices, etc.

## **Use of Setback Areas**

The land between the street alignment and the distance that buildings are required to be set back may be used for access, the daily parking of vehicles, loading/unloading of vehicles or landscaping. The setback area cannot be used for the stacking/storage of fuel, raw materials, products and by-products of manufacture or the parking of vehicles which are being wrecked or repaired.

Only in the Commercial and District Centre zone and with the specific approval of Council the landscaped area may include an awning pergola or similar structure and when in front of a fast food outlet or restaurant may provide for outdoors dining.

## **Stormwater Disposal**

Stormwater from roofed and paved areas should be disposed of on site wherever possible and controlled to attenuate turbid or nutrient rich water.

## **Landscaping**

Approval to commence development may be granted by Council subject to the implementation of a landscaping plan as approved by Council (refer to Information Sheet on Landscape Plans).

## **Bin Stores**

Provision should be made within every development for the adequate storage of rubbish and/or bulk bins.

## **Reciprocal Parking**

Council may vary the parking requirements outlined in the following table when it is considered reasonable to do so by the recognition of reciprocal arrangements for parking access or circulation.

### ***Parking Requirements***

<b>USE</b>	<b>NUMBER OF PARKING SPACES</b>
Shopping	Seven (7) spaces for every 100 square metres of Gross Leasable Area.
Hotel, Motel, Tavern, Club, Private Hotel, Lodging, House, Restaurant, Nightclub, Place of Assembly.	<p>Where applicable to the particular use:</p> <p>Fifty (50) for every 100 square metres of drinking area other than public lounge drinking areas.</p> <p>One (1) space for every four (4) seats which an eating area is designed to provide, or twenty-five (25) spaces for every 100 square metres of eating area of part thereof whichever produces the greater number of car parking spaces.</p> <p>One (1) space for every bedroom.</p> <p>One (1) space for every six (6) seats provided or capable of being provided in assembly areas; or twenty-two (22) spaces for every 100 square metres of assembly area whichever produces the greater number of car parking spaces.</p> <p>Twenty-two (22) spaces for every 100 square metres of beer garden or outdoor drinking areas.</p>
Office	Five (5) spaces for every 100 square metres of gross leasable area.
Health Studio	Five (5) spaces for every 100 square metres of gross leasable area.
Squash Centre	Four (4) spaces for every court.
Veterinary Hospital Clinic or Surgery	Four (4) spaces for each 100 square metres of gross leasable area.
Nursery	A minimum of twelve (12) spaces plus any additional spaces as may be determined by the Council taking into account the specific nature and extent of the development.
Garden Centre	A minimum of twelve (12) spaces plus any additional spaces as may be determined by the Council taking into account the specific nature and extent of the development.
Dwelling Units	As set out in the Residential Planning Codes.
Display Home Centres	Five (5) spaces for each display home.
Service Station	Five (5) spaces (excluding bowser area)

\* If in a shopping centre any one store occupies 75% or more of the GLA, the car parking ratio may be increased by one (1) space per 100 square metres.

Parking bays for the vehicles of disabled persons shall be provided in all shopping centres in the ratio of one (1) bay for 100 car parking spaces. Such bays will be clearly marked "DISABLED DRIVER ONLY".

- \* Subject to Council's Policy Statement TP2.16 – Amusement Machines & Amusement Centres; up to 1 amusement machines be permitted, as an ancillary use to a retail outlet in such a zone.
- \*\* Subject to Council's Policy Statement TP2.16  
Limited to not more than 220 square metres Gross Leasable Area
- P Use permitted by the Scheme
- AA Not permitted unless approval granted by Council
- IP Not permitted unless it is determined by Council to be incidental to a predominant use
- X Use is not permitted

***Commercial Development Checklist***

1. Use is permitted within the zone.
2. Development Application (MRS Form 1) completed and signed by current owner.
3. Correct Planning Application Fee
4. Four copies of scaled and accurate metric site plans showing:
  - Entire site, all buildings (existing and proposed), effluent disposal systems, scale and north point.
  - The location of different use areas within the existing and proposed buildings.
  - Existing ground features inclusive of watercourses.
  - Parking areas, access ways, crossovers, vehicular circulation, extent of sealed areas.
  - Gully and manhole location, pipe sizes, subsoil drainage requirements, falls to paved areas, proposed connection to Council system, soakwells.
  - Where development is required to connect to Council's stormwater system or Water Corporation sewers, all levels (ground and invert) shall be to AHD Datum.
  - Existing and proposed contours and floor levels, embankments and retaining walls.
  - Elevations/cross sections (where applicable)
  - Easements.

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