

WHAT CAN I DO IN MY ZONE?

COMMERCIAL

WHAT IS A COMMERCIAL ZONE?



There are a select number of properties located in the Town Centre which are classed as Commercial as they provide for a range of shops, offices, restaurants and other commercial outlets in the townsite.

These properties are expected to maintain the compatibility with the general streetscape. The Shire aims to ensure that development is not detrimental to the amenity of adjoining owners or residential properties in the locality.

USE & DEVELOPMENT

Every zone in every Shire, City or Town has a list of uses that can be approved if the proposal complies with the Planning and Development (Local Planning Scheme) Regulations 2015, Local Planning Scheme No.4 (LPS4), Residential Design Codes (R-Codes) and other relevant legislation and policies.

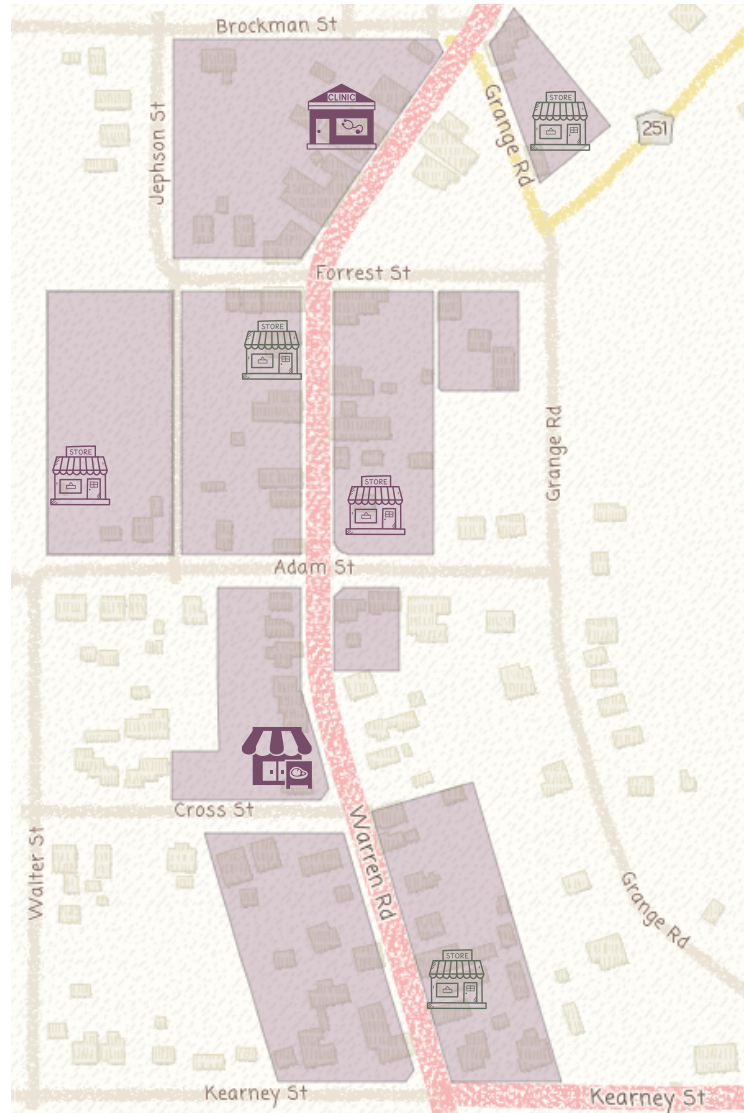
To see the full zoning list visit the Shire of Nannup Website - Local Planning Scheme No. 4.

Betting Agency	D	Home Office	P
Car Park	D	Home Store	D
Cinema / Theatre	D	Industry - Cottage	D
Club Premises	D	Liquor Store - Large	A
Consulting Rooms	D	Lunch Bar	D
Convenience Store	D	Residential aged care facility	P
Educational Establishment	A	Residential building	D
Family Daycare	D	Restaurant / cafe	D
Garden Centre	D	Shop	D
Holiday Accommodation	D	Veterinary centre	D

A - Means that the use is not permitted unless the Local Government has exercised its discretion by granting Development Approval after advertising in accordance with clause 64 of the Deemed Provisions

D - Means that the use is not permitted unless the Local Government has exercised its discretion by granting Development Approval

P - Means that the use is permitted if it complies with all relevant development standards and requirements of this Scheme as it relates to the use of land



Shop

means premises other than a bulky goods showroom, a liquor store - large or small used to sell goods by retails, to hire goods, or to provide services of a personal nature, including hairdressing or beauty therapy services.

For example a nail salon, butcher or bike shop.



Home Store

means a shop attached to a dwelling that -
a) has a net lettable area not exceeding 100m² ; and
b) is operated by a person residing in the dwelling.

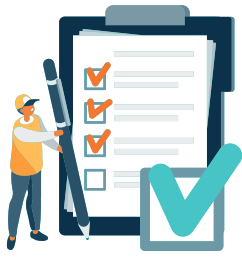
For example a beauty therapist or a homewares store.



Consulting Rooms

means premises used by no more than 2 health practitioners at the same time for the investigation or treatment of human injuries or ailments and for general outpatient care.

For example a Physiotherapist.



DEVELOPMENT REQUIREMENTS

Most development in a commercial zone will need development approval from the Shire. Applications can be made for

- use - starting a business in an existing building or
- works - when there is any new buildings, extensions or demolition to an existing building
- both use and works.

In addition to a development application a building permit application will need to be submitted to the Shire for any works being done.



For the purpose of maintaining the existing streetscapes, character and the heritage significance of the Commercial Zone, the local government may -

- require that on-site car parking bays be located at the rear of the development;
- require that access to car parking areas be provided from a secondary or rear street or right of way, where available; and/or
- reduce the required number of on-site car parking bays.



All advertisements require an application for development approval, unless exempt by Supplemental Provision - Schedule A, Clause 31(1)(26) and Schedule 3 - Exempted Signage and Advertisements of the Local Planning Scheme No. 4. Advertisements that advertise goods or services which are not produced, displayed or offered for sale, or which is otherwise not relevant to, the land upon which the advertisement is located, are prohibited.

A Building shall be setback from property boundaries as follows:

Minimum Effective Frontage (m)	Max Plot Ratio	Minimum setbacks (m)			Minimum Landscaping (m ² /%) Refer to Clause 38	Building Height (m) Refer to Clause 39
		Front	Rear	Side		
N/A	2.0	Nil	Nil	Nil	5%	12m

Development may be provided with a nil setback to the side and rear boundaries of the subject land provided that the site does not adjoin any land used or zoned for residential purposes, in which case the development may be setback in accordance with the Residential Design codes.

Where an R40 coding applies, residential development is to be connected to a reticulated sewerage network.



ADDITIONAL CONSIDERATIONS

All development applications will require extra consideration when applying.

For example:



if you were to open a family day care centre you are required to have your First Aid Certificate and a Satisfactory home safety assessment.



if you wanted to open a Liquor store, brewery or tavern you would need to apply for a Liquor License to sell alcohol on your premises.



opening a lunch bar would require you to complete a food business application which would have regular inspections.

If you are thinking of starting your own small business head to the Shire of Nannup website to see our Small Business Portal.

<https://www.nannup.wa.gov.au/building-approvals-for-small-business.aspx>