

# Commercial Zone

The 'Commercial' Zone is intended to provide for the establishment of commercial/retail and office uses within the Shire of Manjimup.

Commercial Zone provisions are prescribed by the Town Planning Scheme No 2 Text and Council Policy.

## How do I apply for a Commercial Development?

A completed application form and the appropriate administration fee should be lodged with Council along with detailed plans complying with the requirements outlined below. A building licence will also be necessary prior to construction of a new development or substantial modification of an existing building.

## What are the Building Setbacks?

- Council may permit a **Nil** building setback to the front and side boundaries of a commercial property (subject to compliance with the Building Code of Australia).
- Where a lot has a frontage to more than one street Council may also permit a minimum building setback of **NIL** from the secondary street boundary (subject to compliance with the Building Code of Australia).
- A minimum rear setback of **6.0 metres** is required.

## Do I have to Providing Carparking on Site?

On site carparking is required for uses within Commercial Zone to the satisfaction of Council. As a guide, the attached table should be used to calculate carparking requirements.

Council will require the carparking area and access to the street to be formally constructed and drained to the satisfaction of Councils Design Engineering Services Division.

## **What access is required for Delivery Vehicles?**

Access to the development is required to cater for the loading and unloading of commercial vehicles within a loading bay of 3.5m in width by 7m in length and a minimum height clearance of 3.5 metres. Access to the loading bay should be provided to allow such vehicles to enter and leave the site in forward gear.

## **What Landscaping is Required?**

Council policy sets out a minimum of 10% of the total site area is required to be set aside for landscaping. As a guide landscaping areas should consist of one tree per 10m<sup>2</sup>, capable of growing to a height of 3 metres or more.

A landscape plan showing the proposed landscaping, the position and type of existing trees and trees to be planted must accompany the application for planning consent.

## **What about living On-site?**

Until the Shire of Manjimup Town Planning Scheme No. 2 is amended or is replaced with the proposed Shire of Manjimup Town Planning Scheme No. 4, the only form of residential use that Council may permit in the Commercial Zone is for a caretaker's dwelling.

## **What about Holiday Accommodation?**

Council may permit the establishment of Holiday Accommodation within the Commercial Zone. Requirements for the establishment of such accommodation are at the discretion of Council.

## **Please Note**

The information contained here is a guide only. It is recommended that reference be made to Town Planning Scheme No 2 and the advice and assistance of the Planning Services division be sought in conjunction with any enquires concerning the use of land within the Shire.

Before undertaking any development, please discuss your intention with Council. If you need to make application your time and money can be saved if you are thoroughly prepared.

**“Council’s vision is to enhance, in partnership with the community, the economic diversity of our region whilst preserving it’s rural and forest character and to promote a vibrant and healthy lifestyle.”**