

# PLANNING - COMMERCIAL ZONES

The Campaspe Planning Scheme provides support to accommodate new commercial development within commercial centres, providing for a diverse range of goods and services for the community.

There are two commercial zones which apply across Victoria. The Commercial 1 Zone (C1Z) and Commercial 2 Zone (C2Z) have different requirements for use and development.

- The Commercial 1 Zone promotes commercial centres for retail, office, business, entertainment and community uses, and provides for residential uses. This zone generally affects land in the Central Business District (CBD) or in proximity.
- The Commercial 2 Zone promotes offices, appropriate manufacturing and bulky goods retailing, other retail uses and associated business and commercial services. This zone generally affects land aligning highways e.g. Northern Highway.

A planning permit is required to subdivide land and undertake works in the C1Z and C2Z.



Land zoned commercial may also be affected by the Design and Development Overlay (DDO).

There are schedules for different areas that identify specific requirements relating to the design and built form of new use and development.

Other matters that should be considered are:

- Clause 52.05 Advertising Signage
- Clause 52.06 Car parking
- Clause 52.07 Loading and Unloading of Vehicles
- Other Particular Provisions of the Campaspe Planning Scheme.

Further particular provisions may apply depending on the use and development. Information sheets are available for some of these provisions.



## Making an Application

The Commercial Zones and the Particular Provisions (if applicable) have specific application requirements that must be provided with an application.

The State Planning Policy Framework at Clause 17 Economic Development and Local Planning Policy Framework at Clause 21.07 Economic Development should be considered.

A member of planning is available to answer any queries, please do not hesitate to contact us.

## Mandatory Application Requirements:

- Application form, completed and signed
- A full current copy of Certificate of Title
- Application Fee
- All information as outlined in the application requirements relevant zones and/or overlays and/or particular provisions
- Plans as appropriate [dimensioned and to scale (A4 or A3)]
- Written justification for the proposal in response to the decision guidelines of the relevant clauses.

Weblinks and other information is available online at [www.campaspe.vic.gov.au](http://www.campaspe.vic.gov.au)

