

# Commercial Zones



## Commercial Zones

The commercial zones respond to the changing retail, commercial and housing markets by allowing for a wider range of uses to support more mixed use employment.

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.

In Campaspe there are two commercial zones which apply across Victoria. The Commercial 1 Zone (C1Z) and Commercial 2 Zone (C2Z) which 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, bulky goods retailing, other retail uses and associated business and commercial services. This zone generally affects land aligning highways and entrances to towns e.g. Northern Highway.

In both commercial zones, external buildings and works will generally require a planning permit.

### Use

The zone defines if a permit is required for the use. In all applications you should clearly explain what is occurring. Your description should include details of any existing activities on the land and how this would change. In some instances, Council will need to consider compatibility of uses and whether alternate sites may be more appropriate.

### Amenity issues

Hours of operation and the effect on the amenity of surrounding land uses are important considerations with commercial activities, particularly where they are

located close to residential areas. The timing and method of deliveries, appearance and emissions can have adverse impacts on surrounding activities if not appropriately managed. Your application should include adequate information to allow a detailed assessment of potential impacts.

### Car Parking & Access

The floor area, number of staff and visitors is an important consideration for the provision of on-site car parking. In most instances additional floor area will require a car parking consideration which is defined based on uses and what application information must be provided is defined in Clause 52.06-7. As part of this assessment Council are required to consider the design and access arrangements, which may require a referral to Regional Roads Victoria if the site abuts a declared main road (RDZ1).

### Advertising signs

The display of advertising signs within a Commercial Zone is subject to the provisions of Clause 52.05 of the planning scheme. This clause provides a list of controls that apply to advertising signs. It also identifies which signs do not require a planning permit (Clauses 52.05-4 and Clause 52.05-7).

### Subdivision

The Commercial Zones includes particular decision guidelines for subdivisions. Applications for subdivision should demonstrate how the proposed subdivision would meet the decision guidelines.

Land zoned commercial may also be affected by other overlays. In most parts of the Shire, commercial land is also affected by a Design and Development Overlay (DDO). There are schedules for different areas that identify specific requirements relating to the design, built form, fencing, landscaping and signs.

## Application Requirements

The following is a list of information that may be required as part of a planning application:

| <b>THE FOLLOWING MUST BE PROVIDED FOR ALL PLANNING APPLICATIONS:</b>  | Applicant Use            | Council Use Only         |
|---|--------------------------|--------------------------|
| <b>All application information should be provided electronically which assists in registration and processing.</b>  |                          |                          |
| A completed and signed <b>Application for Planning Permit form</b> (available at <a href="http://www.campaspe.vic.gov.au">www.campaspe.vic.gov.au</a> )   | <input type="checkbox"/> | <input type="checkbox"/> |
| The prescribed <b>application fee</b> (schedule of fees available at <a href="http://www.campaspe.vic.gov.au">www.campaspe.vic.gov.au</a> )   | <input type="checkbox"/> | <input type="checkbox"/> |
| A full current copy of the <b>Certificate of Title</b> for the land, printed within the last two months (available online from <a href="http://www.landata.vic.gov.au/tpc">www.landata.vic.gov.au/tpc</a> ) and including title page, lot plan and copy of any instrument (i.e. S173 agreement, covenant):                          | <input type="checkbox"/> | <input type="checkbox"/> |
| <b><u>IF THE APPLICATION IS FOR DEVELOPMENT &amp; USE</u></b>   |                          |                          |
| • A site plan showing existing conditions which is dimensioned and drawn at a preferred scale of 1:100 or 1:200. The plan should show lot dimensions, native vegetation, roads, easements, existing buildings, access, adjoining buildings and setbacks.  | <input type="checkbox"/> | <input type="checkbox"/> |
| • Photos and/or an aerial of the subject site which will assist with the application assessment and identifying the property during the site inspection.  | <input type="checkbox"/> | <input type="checkbox"/> |
| • A design response plan which imposes your proposal on the site plan and includes setbacks from boundaries, location of proposed all-weather access and services.  | <input type="checkbox"/> | <input type="checkbox"/> |
| • Floor plans of the building that are to scale and fully dimensioned.  | <input type="checkbox"/> | <input type="checkbox"/> |
| • Elevations of the building that are to scale and fully dimensioned  | <input type="checkbox"/> | <input type="checkbox"/> |
| • A schedule of materials and finishes  | <input type="checkbox"/> | <input type="checkbox"/> |
| • A written statement of the proposal explaining how the use and development will meet the requirements and the relevant policy of the Campaspe Planning Scheme including, State policy, local policy, the decision guidelines of the zone, particular provisions (Cl. 52.05 & 52.06) and Clause 65.01 General Decision Guidelines. | <input type="checkbox"/> | <input type="checkbox"/> |
| <b><u>IF THE APPLICATION IS FOR SUBDIVISION</u></b>   |                          |                          |
| • Electronic copies of the proposed <b>subdivision plan</b> , fully dimensioned and drawn to scale.   | <input type="checkbox"/> | <input type="checkbox"/> |
| • A site plan showing existing conditions which is dimensioned and drawn at a preferred scale of 1:100 or 1:200. The plan should show lot dimensions, native vegetation, roads, easements, existing buildings, access, adjoining buildings and setbacks.  | <input type="checkbox"/> | <input type="checkbox"/> |
| • A written statement of the proposal explaining how the subdivision will meet the requirements and the relevant policy of the Campaspe Planning Scheme including, State policy, local policy, the decision guidelines of the zone, particular provisions (52.06) and Clause 65.01 General Decision Guidelines.                     | <input type="checkbox"/> | <input type="checkbox"/> |

A member of the planning team is available to answer any queries and we would encourage all applicants to have a pre-application meeting before lodging an application.