Service Commercial zone

Information Sheet

Version 1 – February 2016

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1.0 INTRODUCTION

This information is an extract only from the City of Greater Geraldton Local Planning Scheme No. 1 ('the Scheme'). It is provided for information purposes only. There may be additional requirements that apply to specific sites and for development applications.

For further information please contact the City's Town Planning team on:

Phone: (08) 9956 6900
Email: council@cgg.wa.gov.au.
In person: Administration Centre, 63 Cathedral Avenue, Geraldton
Mullewa Office, cnr Thomas and Padbury Streets (by appointment only)

2.0 SERVICE COMMERCIAL ZONE OBJECTIVES

a) accommodate commercial activities which, because of the nature of the business, require good vehicular access and/or large sites.

b) provide for a range of wholesale sales, showrooms, trades and services, which by reason of their scale, character, operational or land requirements, are not appropriate for industrial or commercial zones.

c) Ensure development achieves relatively high amenity standards based on the level of exposure of the site and proximity to residential areas.

3.0 SITE AND DEVELOPMENT REQUIREMENTS

Minimum lot size	1,250m^2
Minimum setback **Primary street**	12 metres
Minimum setback **Secondary street / side boundary**	Variable or as per R-Codes where adjoining Residential zone
Minimum setback **Rear boundary / other**	Variable or as per R-Codes where adjoining Residential zone
Maximum plot ratio	0.6
Maximum building height	12 metres
Minimum landscaping	10%

Table 12 – Zoning table

Land Use	Regional Centre	Commercial	Mixed Use	Service Commercial	Tourism	Residential	General Industry	Light Industry	Rural Residential	Rural	Settlement	Urban Development	Special Use
Abattoir	X	X	X	X	X	X	A	X	X	A	Refer clause 3.12	Refer clause 3.13	Refer clause 3.18
Aged or Dependent Persons Dwelling	D	X	D	X	A	D	X	X	X	X			
Agriculture – Intensive	X	X	X	X	X	X	X	X	A	D			
Animal Establishment	X	X	X	X	X	X	X	X	X	D			
Animal Husbandry – Intensive	X	X	X	X	X	X	X	X	X	D			
Bulky Goods Showroom	D	D	X	D	X	X	X	D	X	X			
Caravan Park	X	X	X	X	D	X	X	X	X	X			
Caretaker's Dwelling	X	X	X	X	X	X	X	X	X	X			
Car Park	D	D	D	D	I	X	D	D	X	X			
Child Care Premises	D	D	A	D	X	A	X	X	X	X			
Cinema / Theatre	D	D	D	X	X	X	X	X	X	X			
Civic Use	D	D	D	D	X	X	X	D	X	D			
Club Premises	D	D	A	D	D	A	X	D	X	D			
Community Purpose	D	D	D	D	D	A	X	D	X	A			
Consulting Rooms	D	D	D	D	X	A	X	X	X	X			
Convenience Store	D	P	D	D	I	A	D	D	A	D			
Discount Department Store	D	D	X	X	X	X	X	X	X	X			
Dry Cleaning Premises / Laundromat	D	D	D	D	X	X	X	D	X	X			
Educational Establishment	D	D	A	X	X	A	X	X	X	D			
Exhibition Centre	D	D	D	D	D	X	X	X	X	D			
Family Day Care	D	X	D	X	X	D	X	X	D	D			
Fast Food Outlet	D	D	A	D	A	X	X	X	X	X			
Fuel Depot	X	X	X	X	X	X	D	D	X	A			
Funeral Parlour	D	D	D	D	X	X	X	D	X	X			
Garden Centre	X	D	X	D	X	X	D	D	X	D			
Grouped Dwelling	D	X	D	X	D	P	X	X	X	X			
Holiday Accommodation	D	D	A	X	P	A	X	X	A	A			
Home Business	D	X	D	X	D	D	X	X	D	D			
Home Occupation	D	X	D	X	D	D	X	X	D	D			
Hosted Short-Term Rental Accommodation	P	X	P	X	P	P	X	X	P	P			
Hotel	D	D	A	D	D	X	X	X	X	X			
Industry	X	X	X	X	X	X	P	X	X	X			
Industry – Cottage	D	X	A	X	A	A	X	X	D	D			
Industry – Extractive	X	X	X	X	X	X	D	X	X	D			
Industry – Light	X	X	X	D	X	X	D	P	X	X			
Industry – Primary Production	X	X	X	X	X	X	D	D	A	D			
Liquor Store	D	A	A	A	A	X	X	X	X	X			
Machinery Sales	X	X	X	D	X	X	D	D	X	A			

Land Use	Regional Centre	Commercial	Mixed Use	Service Commercial	Tourism	Residential	General Industry	Light Industry	Rural Residential	Rural	Settlement	Urban Development	Special Use
Marina	D	X	X	X	X	X	X	X	X	X			
Market	D	D	D	D	D	X	X	X	X	D			
Medical Centre	D	D	A	D	X	A	X	X	X	X			
Mining Operations	X	X	X	X	X	X	X	X	X	D			
Motel	D	D	D	D	D	X	X	X	X	X			
Motor Vehicle, Boat or Caravan Sales	X	X	X	D	X	X	D	D	X	X			
Motor Vehicle Repair	X	X	X	D	X	X	D	D	X	X			
Motor Vehicle Wash	D	D	D	D	X	X	D	D	X	X			
Motor Vehicle Wreckers	X	X	X	X	X	X	D	D	X	X			
Multiple Dwelling	D	X	D	X	D	A	X	X	X	X			
Night Club	A	X	X	X	A	X	X	X	X	X			
Office	D	D	D	D	X	X	X	X	X	X			
Office – Small Scale	D	D	D	D	X	A	X	X	X	X			
Park Home Park	X	X	X	X	D	X	X	X	X	X			
Place of Worship	D	A	D	A	X	A	X	X	X	X			
Produce Stall	D	D	D	X	D	A	X	X	D	D			
Reception Centre	D	D	X	D	D	X	X	X	X	A			
Recreation – Private	D	D	D	D	D	X	X	D	X	A			
Renewable Energy Facility	X	X	X	X	X	X	A	X	X	A			
Repurposed Dwelling	A	X	A	X	A	A	X	X	A	A			
Residential Building	D	X	A	X	A	A	X	X	X	X			
Restaurant / Café	D	D	D	D	D	X	X	X	X	A			
Rural Pursuit / Hobby Farm	X	X	X	X	X	X	X	X	A	D			
Salvage Yard	X	X	X	X	X	X	D	D	X	A			
Serviced Apartment	D	D	A	X	P	A	X	X	X	X			
Service Station	X	D	D	D	D	X	D	D	X	X			
Shop	D	P	D	D	I	X	X	X	X	X			
Shopping Centre	D	P	X	X	X	X	X	X	X	X			
Single House	D	X	D	X	D	P	X	X	P	P			
Small Bar	D	D	A	X	D	X	X	X	X	X			
Stockpiling	X	X	X	X	X	X	D	X	X	A			
Supermarket	D	P	A	D	I	X	X	X	X	X			
Tavern	D	D	X	A	A	X	X	X	X	X			
Telecommunications Infrastructure	A	D	A	D	A	A	D	D	A	A			
Tourist Development	D	D	X	X	P	X	X	X	X	X			
Trade Supplies	X	X	X	D	X	X	D	D	X	X			
Transport Depot	X	X	X	D	X	X	D	D	X	A			
Tree Farm	X	X	X	X	X	X	X	X	A	D			
Unhosted Short-Term Rental Accommodation	D	X	A	X	D	A	X	X	A	A			
Veterinary Centre	D	D	X	D	X	X	D	D	X	A			
Warehouse / Storage	X	X	X	D	X	X	D	D	X	A			
Winery	X	X	X	X	X	X	X	X	A	D			
Workforce Accommodation	X	X	X	X	A	A	X	X	X	A			

3.15 Interpreting zoning table

3.15.1 The permissibility of uses of land in the various zones in the Scheme area is determined by cross-reference between the list of use classes on the left hand side of the zoning table and the list of zones at the top of the zoning table.

3.15.2 The symbols used in zoning table have the following meanings:

P means that the use is permitted if it complies with any relevant development standards and requirements of this Scheme.

I means that the use is permitted if it is consequent on, or naturally attaching, appertaining or relating to the predominant use of the land and it complies with any relevant development standards and requirements of this Scheme.

D means that the use is not permitted unless the local government has exercised its discretion by granting development approval.

A means that the use is not permitted unless the local government has exercised its discretion by granting development approval after giving notice in accordance with clause 64 of the deemed provisions.

X means that the use is not permitted by this Scheme.

Note:

1. The development approval of the local government may be required to carry out works on land in addition to any approval granted for the use of land. In normal circumstances one application is made for both the carrying out of works on, and the use of, land. For development on land that does not require development approval see clause 61 of the deemed provisions.

2. In considering an application for development approval, the local government will have regard to clause 67 of the deemed provisions.

3.15.3 A specific use class referred to in the zoning table is excluded from any other use class described in more general terms.

3.15.4 The local government may, in respect of a use that is not specifically referred to in the zoning table, or in a special use zone listed in Schedule 3, and that cannot reasonably be determined as falling within a use class referred to in the zoning table:

(a) determine that the use is consistent with the objectives of the particular zone and is therefore a use that may be permitted in the zone subject to conditions imposed by the local government; or

(b) determine that the use may be consistent with the objectives of the particular zone and give notice under clause 64 of the deemed provisions before considering an application for development approval for the use of the land; or

(c) determine that the use is not consistent with the objectives of the particular zone and is therefore not permitted in the zone.

3.15.5 If a use of land is identified in a zone as being a class P or class I use, the local government may not refuse an application for development approval for that use in that zone but may require works that are to be undertaken in connection with that use to have development approval.

5.0 PARKING REQUIREMENTS

Use Class Category / Land Use in Zoning Table	Minimum Number of Car Parking Spaces	Minimum Number of Visitor / Patron Bicycle Parking Spaces	Minimum Number of Motorcycle / Scooter Parking Spaces
Regional Centre Zone			**2 for every 15 car parking spaces**
All development (EXCLUDING permanent residential accommodation)	1 per 35m^2	1 for every 10 car parking spaces (minimum of 2)	
Residential Uses			
Permanent Residential Accommodation *(Aged or Dependent Persons Dwelling, Caretaker's Dwelling, Family Day Care, Grouped Dwelling, Holiday House, Home Occupation, Multiple Dwelling, Residential Building, Single House)*	As per R-Codes	As per R-Codes	
Home Based *(Bed and Breakfast, Home Business)*	As per R-Codes plus 1 bay	Nil	
Commercial Uses			
Entertainment *(Night Club, Small Bar, Tavern)*	1 per 4 patrons	1 per 500m^2 (minimum of 2)	
Health Care and Medical *(Consulting Rooms, Medical Centre, Veterinary Centre)*	5 per practitioner	1 per 4 practitioner	
Child Care Premises	1 per staff member plus 4	2	
Office *(Office, Office – Small Scale)*	1 per 50m^2	1 per 800m^2	
Commercial *(Bulky Goods Showroom, Dry Cleaning Premises / Laundromat, Garden Centre, Machinery Sales, Motor Vehicle Wash, Motor Vehicle, Boat or Caravan Sales)*	1 per 50m^2	Nil	
Retail Uses			
Shopping *(Convenience Store, Discount Department Store, Liquor Store, Market, Shop, Shopping Centre, Supermarket)*	1 per 20m^2	1 per 200m^2	
Food & Beverage *(Reception Centre, Restaurant / Café, Winery)*	1 per 4 patrons	2	
Fast Food Outlet	1 per 4 patrons plus (if applicable) 10 drive-through stack bays	2	
Tourism Uses			
Accommodation *(Holiday Accommodation, Hotel, Motel, Serviced Apartment, Tourist Development)*	1 per unit plus (if applicable) 1 per 4 patrons	1 per 30 units	
Civic, Cultural and Community Uses			
Exhibition and Entertainment *(Cinema / Theatre, Club Premises, Exhibition Centre, Place of Worship, Recreation – Private)*	1 per 4 patrons	1 per 500m^2 (minimum of 2)	

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Use Class Category / Land Use in Zoning Table	Minimum Number of Car Parking Spaces	Minimum Number of Visitor / Patron Bicycle Parking Spaces	Minimum Number of Motorcycle / Scooter Parking Spaces
Industrial Uses			**2 for every 15 car parking space**
General Industry *(Fuel Depot, Industry, Industry – Primary Production, Salvage Yard, Transport Depot)*	1 per 100m^2	Nil	
Industry – Cottage	1 per 50m^2 plus 1 per staff member	Nil	
Light Industry *(Funeral Parlour, Industry – Light, Motor Vehicle Repair, Motor Vehicle Wreckers, Service Station, Trade Supplies, Warehouse / Storage)*	1 per 50m^2	Nil	
Resources Industry *(Industry – Extractive, Mining Operations)*	1 per staff member	Nil	
Rural Uses			
Agricultural *(Abattoir, Agriculture – Intensive, Animal Establishment, Animal Husbandry – Intensive, Rural Pursuit / Hobby Farm, Tree Farm)*	1 per staff member	Nil	
Workforce Accommodation	1 per 2 bedrooms	Nil	
Other Uses			
Other uses not listed	As determined by the local government	As determined by the local government	

5.1 Parking spaces shall be calculated based on the floor area of the development. Where the calculation requires a fraction of a space, it shall be rounded up to the nearest higher whole number.

5.2 Where a development results in the likely demand for parking of trailers, caravans, buses and/or coaches, parking spaces for such vehicles may be integrated with the development.

5.3 Parking areas, including car parking bays, disabled bays, bicycle and scooter / motorcycle bays, loading bays, vehicle access, pedestrian circulation areas, landscaped areas adjacent to and within car parking areas, shall be designed and constructed in accordance with relevant Australian Standards, any applicable local planning policy or any other standard endorsed by the local government, and thereafter maintained.

5.4 A travel plan is required for the following types of development:

a) commercial uses of 500m^2 floor area or more;
b) industrial uses of 1,000m^2 floor area or more;
c) retail uses of 1,000m^2 floor area or more;
d) 20 or more tourism use units; or
e) an extension to an existing development that increases the floor area or number of units as above.

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6.0 OTHER USEFUL INFORMATION

- Commercial Activity Centres Strategy
- Industrial Development local planning policy
- International Charter for Walking local planning policy
- Travel Plans local planning policy

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