

CHANGE OF USE APPLICATIONS

Information Sheet

What is a Change of Use?

A Change of Use relates to any change made to the existing use of land and/or building and usually relates to business activities of a retail, commercial or industrial nature. You may be affected if you are setting up a new business in an existing building or moving from one premises to another.

Do they all require a Development Approval?

Development approval may be required when seeking to Change the Use of an existing building or land from one use to another, despite no building work being proposed for your development.

The *Planning and Development (Local Planning Schemes) Regulations 2015*, the Shire's Local Planning Scheme No.8 and Local Planning Policy 6.3 - Minor Exemptions stipulate circumstances where a change of use is exempt from requiring development approval.

For more information about what forms, fees and information please use the link to the Shire's Website [Development Applications](#).

If you require further information, please email townplanning@ashburton.wa.gov.au or request a call from the Shire's Planning Team on 9188 4444.

Do they require a Building Permit?

There may be instances where your change of use proposal also requires a change of classification pursuant to the Building Code of Australia and a Building Permit may be required, regardless of if development approval is required.

If you require further information on if your proposal constitutes a change of classification, please contact the Shire's Building Team via email at building@ashburton.wa.gov.au or 9188 4444.

Assessment Considerations

When assessing a development application for a Change of Use for a building or land, the Shire will consider:

- Car parking requirements for the proposed use (Please note that different land uses have different parking requirements).
- The land use table in Local Planning Scheme 7 (LPS7) (please see [Shire of Ashburton LPS7](#)). Please note that different land uses have different permissibility's depending on the zoning of the land. Each zone and land use has specific permissibility's ranging from permitted, discretionary or not permitted.
- The nature of the proposed operation, including hours of operation, numbers of staff, number of customers.