



Local Planning Policy – 2.2 – Service Commercial zone

1. Citation

This Local Planning Policy is prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

2. Introduction

Local Planning Policies are to assist the Shire in making decisions under the Shire of Ashburton Local Planning Scheme No. 8 ('Scheme'). The scheme prevails should there be any conflict between this Policy and the Scheme. The objectives of the Service Commercial zone are stated as follows:

- To accommodate commercial activities which, because of the nature of the business, require good vehicular access and/or large sites; and
- To provide for a range of wholesale sales, showrooms, trade and services which, by reason of their scale, character, operational or land requirements, are not generally appropriate in, or cannot conveniently or economically be accommodated in, the central area, shops and offices or industrial zones.

This Policy is intended to:

- Establish site requirements, development standards and planning requirements and considerations for all development within the Service Commercial zone; and
- To identify the circumstances where Council will consider variations to the site requirements and development standards outlined in this policy.

3. Objectives

1. To ensure a high standard of streetscape amenity through the design and siting of development.
2. To protect the amenity of adjoining sensitive land-uses.
3. To ensure a consistent approach to assessing application for development within the Service Commercial zone.

4. Application

This Policy applies to all development on land zoned "Service Commercial" under Local Planning Scheme 8.

Development approval is required for all development and for discretionary land uses on land zoned "Service Commercial".



This policy applies to consideration of subdivision applications referred to the Shire by the WAPC.

4.1 Exemptions

Notwithstanding 4 above Development Approval is not required for the following:

- a) Internal building works that does not materially affect the external appearance of the building; and/or
- b) Maintenance and repair works.

5. Policy Provisions

5.1 Development standards

5.1.1 Within existing established areas, setbacks should reflect the prevailing street setback rhythm and provide for landscaping and carparking.

5.1.2 Within new undeveloped areas, development standards are to be in accordance with an approved local development plan.

5.1.1 Lot sizes shall be in accordance with an adopted Activity Centre/Local Structure Plan or Local Development Plan.

5.1.2 Notwithstanding clause 5.1.1 above, the local government may recommend approval for a subdivision where it is satisfied that:

- (i) subdivision is of a limited scale and will not unduly prejudice the orderly and proper development of the locality;
- (ii) the subdivision design is comprehensive and provides a logical road network and provides appropriate levels of servicing; and
- (iii) the proposed lots have a clearly demonstrated practical utility for service/commercial land use.

5.2 Landscaping

5.1.3 A minimum landscaping area of 10% shall be provided.

5.2.2 The provision of soft landscaping and shade trees to parking areas is to be considered to provide visual amenity and shade relief.

5.3 Loading, unloading and service vehicle parking

5.3.1 Loading/unloading areas to be located either inside buildings or to side/rear of the premises, separate and screened from any publicly accessible areas.



5.4 Outbuildings and other structures

5.4.1 All structures including but not limited to plant rooms, service areas, garages, collection areas and bin enclosures shall be located at the side or rear of buildings and screened from the street.

5.5 Storage

5.5.1 All open-air storage areas shall be located behind the front setback area and screened from public view by fencing, walls, or landscaping.

5.6 Carparking

5.6.1 Carparking shall be in accordance with requirements of the relevant Local Planning Policy and Local Planning Scheme 8.

5.7 Building facades and materials

5.7.1 All building facades facing the street shall include a clearly defined entrance and features to break the bulk of blank walls, which may include windows, vertical and horizontal stepping of elevations and a mix of materials or colours.

5.7.2 Facades shall include awnings over pedestrian routes/main entrances to provide weather protection.

5.7.3 All external surfaces of concrete tilt panel shall be painted.

5.7.4 Fencing forward of the primary street building line shall be of an open style.

5.8 Variations

5.8.1. Variations to the policy provisions will be supported by the local government where in the opinion of the local government:

- a) The application demonstrates compliance with the objectives of this policy;
- b) The application demonstrates compliance with the matters raised in clause 67 of Schedule 2, Part 9 Deemed Provisions for Local Planning Schemes; and
- c) The application demonstrates a need of the land use or development that cannot be achieved without varying the policy provisions.

6. Relevant policies/documents

Nil



7. Relevant legislation/local laws

Planning and Development Act 2005
 Planning and Development (Local Planning Schemes) Regulations 2015
 Shire of Ashburton Local Planning Scheme No:8

Responsible Business Unit/s	All Business Units
Responsible Officer	Coordinator Planning and Lands
Affected Business Unit/s	All

Document Control		
Previous Policy Title:		Next Review Date:
Date Previous Policy Revoked:		
Document Reference #:		
Ver	Date of Council Adoption/ Amendment and Council Decision #	Brief Details of Amendments
1.	19/8/2025 – 212/2025	N/A
2.		
3.		
4.		
5.		
6.		
WAPC Approval Required <i>If yes, include a brief reason (refer to clause 4(3A) of the Regulations).</i>		WAPC Approval Date (if applicable)