



Commercial and Industrial Development Information Sheet

This information sheet should be read in conjunction with Local Planning Scheme No. 3 (the Scheme) and any applicable Guidelines and Local Law(s). A copy of these can be obtained from the City's website (www.kalamunda.wa.gov.au)

Site Requirements

All commercial and industrial development is to comply with the provisions stipulated under Table 2 of the Scheme.

Use of Setback Areas

The land between the street alignment and the front building line may be used for access, the daily parking of vehicles, loading/unloading of vehicles or landscaping. The setback area cannot be used for storage purposes and/or items being repaired/maintained.

Stormwater Disposal

All stormwater shall be disposed of on-site.

Landscaping

Variations to the minimum amount of landscaping required under the Scheme or adopted guidelines will not be favourably considered.

Existing street trees which are to be either retained or removed are to be shown on the site plan and labelled accordingly. It is recommended that the City's Environmental Officers be contacted at the earliest opportunity to ascertain whether the removal of any street tree(s) would be supported. The City reserves the right to refuse the removal of any street tree.

Unless otherwise stipulated in adopted Guidelines at least one street tree is to be provided for every 4 car parking bays.

Bin Stores

Provision should be made within every development for the adequate storage of rubbish and/or bulk bins. Bin stores are to be adequately screened from public streets or thoroughfares and located so that waste vehicles do not obstruct and / or impede other parked vehicles and can enter and leave the property in forward gear.

Reciprocal Parking

The Scheme allows the City to apply, at its discretion, a greater or lesser requirement for car parking bays than that stipulated as the minimum in Table 3 of the Scheme for any zone (except Residential) if:

- a) The circumstances of a development justify such variation and there will not be any resultant lowering of safety, convenience and amenity standards, it may permit a reduction in the number of car parking spaces required by Table 3 of Local Planning Scheme No.3;
- b) It is necessary to increase the required number of car parking spaces in order to maintain desirable standards of safety, convenience and amenity, such extra car parking spaces as the City considers necessary shall be provided. In imposing such extra car parking requirements, the City shall explain the reasons for the increase to the owner of the lot;
- c) Where there are two separate and different developments with different hours of peak operation, but being located on the same lot or adjoining lots, the City may permit a reduction of the required number of car parking bays on either or both lots, provided it is satisfied there would be no resultant lowering of safety, convenience and amenity standards and there is agreement to the reciprocal use of some or all car parking bays; or
- d) Where a proposed development is located adjacent to a constructed public car park the City may, where it is satisfied there would be no lowering of safety, convenience and amenity standards, reduce the amount of required onsite car parking for that development by the amount which it considers the public car park serves the development.

Where a request for the reduction of the number of car parking bays is received, the following principles will also be applied:

- The applicant will need to provide advice from the prospective tenant as to their current and future parking needs.
- The City will not consider on-street parking as part of the calculation of car parking bays for a development proposal.
- The proximity of public parking areas will not be considered.
- Parking ratios under previous Planning Schemes are not relevant and are not a mitigating factor.
- A reduction in parking will only be determined by Council and not under delegation.
- A change in land use may invalidate the parking reduction.

Should you have any queries please contact the City's Approval services on 9257 9999