

## Local Planning Policy 2.28 'Land use in the Town Centre zone' Explanatory Information for Applicants

Local Planning Policy 2.28 (the policy) exempts a number of land uses in the Town Centre zone, listed in part 3(a) of the policy, from requiring planning approval. These uses include Shops, Restaurants and Small Bars.

### Confirmation that the Policy applies

In order to first commence a use, you need to achieve written confirmation from the city's planning services that the policy applies to your circumstances.

To obtain confirmation that the policy applies you will need to make a request in writing, which will need to include the following details:

- The property address and if there are multiple tenancies, the location of the tenancy in question; and
- The previous use/business that occupied the tenancy (if known); and
- The proposed use/business name and description of business activities and whether a liquor license is likely to be sought for the premises; and
- The size of the tenancy in square meters.

Requests must be sent to either:

**Email (preferable):**  
[city@subiaco.wa.gov.au](mailto:city@subiaco.wa.gov.au)

**In writing:**  
City of Subiaco  
PO BOX 270  
SUBIACO WA 6904

The city may decide that the policy is not applicable in certain circumstances, mainly where the location, scale or nature of the use proposed would undermine the objectives of the policy, the objectives of the town centre zone and strategic vision of the area. In this case, a normal change of use application will be required.

### Policy exclusions

The policy does not exempt the following from requiring the relevant approvals

- The use of vehicle parking bays, verge or footpath areas, public laneways or the like for trading activities; or,
- Non-exempt signage or building alterations, such as external alterations, internal alterations to heritage places and extensions to existing premises and awnings; or
- Retrospective uses (that is, after a use has already commenced); or
- Uses not listed in part 3(a) of the policy.

### More information

If you are unsure about whether or not planning approval is required for any aspect of your proposed business please contact the city's Planning Services on **9237 9222** or via [city@subiaco.wa.gov.au](mailto:city@subiaco.wa.gov.au) for further information.