

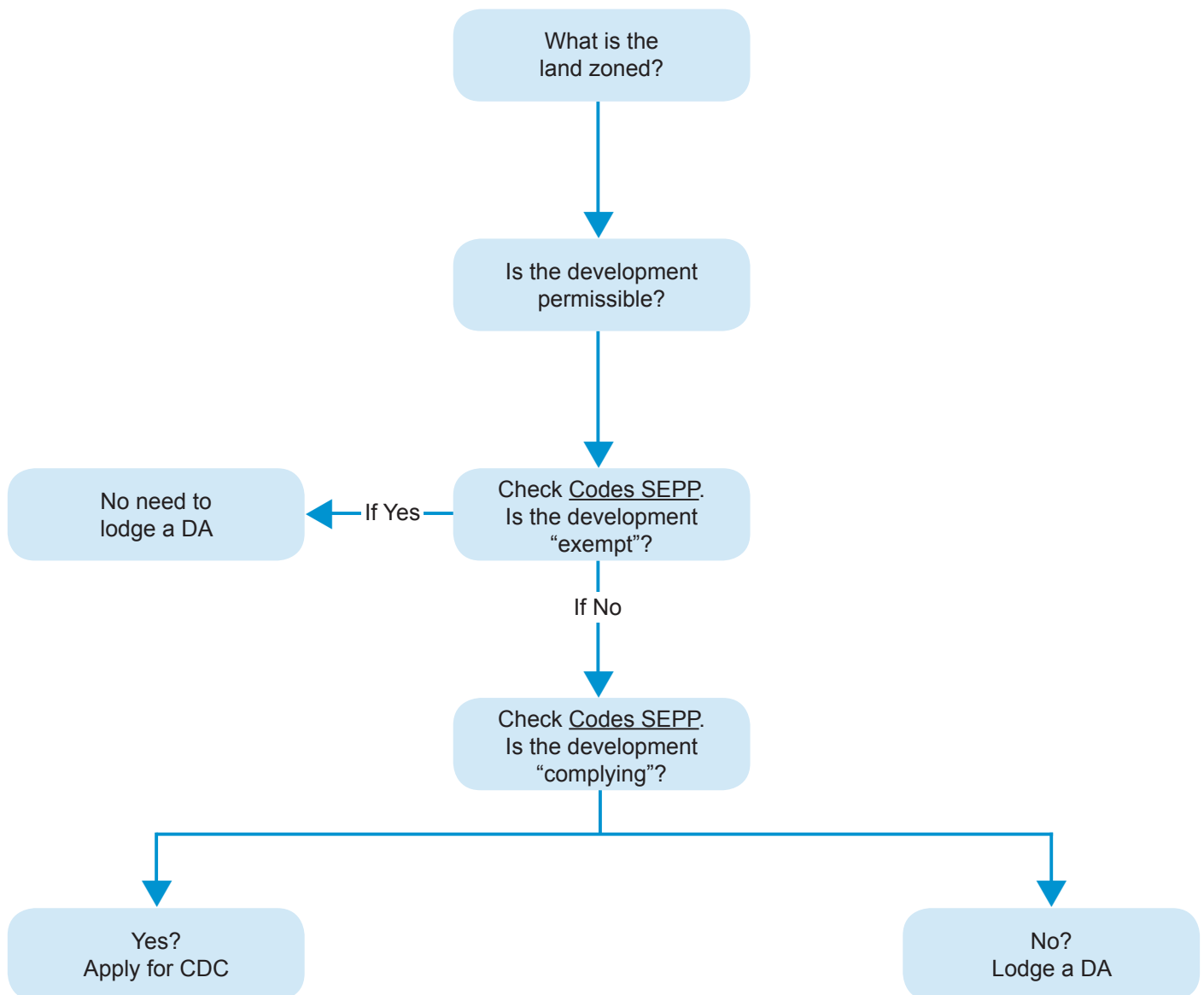


Case Study 1

General Change of Use for Typical Business Premises (Hairdressers)

George wants to open a hairdressing salon in Narellan. He is considering signing a lease for a main street shop that is currently used as a clothing store. His development will include some minor internal works to create storage and staff areas, installation of the necessary hair cutting and washing stations, as well as signage on the outside of the shop. The shop is not a heritage item or in a heritage conservation area.

The following chart shows the process for George to determine which approval pathway he should take.



CDC Complying Development Certificate
Codes SEPP State Environmental Planning Policy
DA Development Application



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What is the land zoned?

George was able to look at the maps on [Camden Local Environment Plan \(LEP\) 2010](#) to find out that his land was zoned B2 Local Centre

Is the use as a hairdressing salon allowed?

George looked at the dictionary of the Camden LEP to confirm that a hairdressing salon is defined as a business premises under the LEP, and that this is allowed, with consent, in the B2 Local Centre zone.

In its current use as a clothing store, the site is classed as a retail premises under the LEP. George will therefore need to apply to change the use of the site from a retail premises to a business premises to become a hairdressers.

Is this change of use exempt development?

George has then looked at the Codes State Environmental Planning Policy (SEPP) and has found that the change of use is not exempt development – the Codes SEPP does not allow a change of use to a hairdressing salon as exempt development (Refer to clause 2.20B(f)(vii) of the Codes SEPP).

Is this change of use complying development?

George has been able to find that the Codes SEPP permits the change of use of a retail premises to a business premises as complying development (Refer to clause 5.3 of the Codes SEPP). He realises that the development standards in clause 5.4 of the Codes SEPP also need to be met.

George can apply for a complying development certificate from Council or a private certifier.

If he cannot meet the standards in clause 5.4, he will need to lodge a development application with Council to change the use.

Is business identification signage allowed?

Yes. Some signage is considered to be exempt development. George would need to meet the standards set out in 2.85(a)-(i) of the Codes SEPP if the change of signs is to be undertaken as exempt development. If he can't meet those standards, he will need to lodge a Development Application for the signage.