

22.04 NON RESIDENTIAL USES IN RESIDENTIAL ZONES POLICY

09/08/2012
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This policy applies to land in a residential zone. It applies to a range of uses, including medical centres, child care centres, display homes, restaurants, home based businesses, tourist and visitor accommodation and similar uses.

22.04-1 Policy basis

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Residential zones accommodate a range of non residential uses that provide services to the local community.

A strategy of the MSS is to ensure that non residential uses are responsive to their residential setting and maintain appropriate standards of residential amenity.

22.04-2 Objectives

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- To ensure that non residential uses are appropriately located having regard to access and amenity considerations.
- To ensure that the scale of development is consistent with nearby housing.
- To reduce adverse amenity impacts on nearby housing.

22.04-3 Policy

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It is policy that:

- Non residential uses be located:
 - In areas that are appropriate to their use and that will have minimal impact on the amenity of the locality and nearby housing, including by:
 - Fronting a primary or secondary arterial road on at least one side if the non residential use is likely to cause traffic and noise impacts to residential neighbours or if the use is proposed to provide services outside standard business hours (e.g. child care centres and medical centres).
 - Avoiding illuminated signs and outdoor security lights where they may cause a disturbance to residential neighbours.
 - Providing adequate on-site parking and drop off points where appropriate to ensure that residential streets do not become congested by associated car parking.
 - To provide a focal point (eg adjoining existing or planned activity centres or by clustering similar uses).
 - Where they are readily accessible by road and non-vehicular routes.
- The built form of non residential uses:
 - Be of a domestic architectural character.
 - Be essentially domestic in scale.
 - Include low key advertising signs.
 - Include features to reduce noise and loss of privacy and to enhance the appearance of development, including landscaping, screening, acoustic fencing and the siting of buildings and works, including car parking, that responds to surrounding housing and the streetscape.