

22.03 NON-RESIDENTIAL USES IN RESIDENTIAL AREAS

14/12/2017
C150

This policy applies to all applications for the use and development of non-residential uses in residential zones.

22.03-1 Policy basis

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It is policy to support local employment opportunities and reduce dependence upon car based travel by encouraging non-residential uses to generally locate in and around activity centres and other commercial precincts. This supports multipurpose trips and the use of public transport to access multiple businesses.

Despite these broader objectives, it is recognised that residential areas require some complementary non-residential uses for the convenience of residents, supporting opportunities for living close to local services and facilities. These uses include medical centres, veterinary centres, display homes, convenience shops, child minding centres, places of assembly and places of worship. Care must be taken in siting and designing these facilities to avoid any negative impact on the residential amenity of an area and to avoid inappropriate development of defacto commercial precincts.

22.03-2 Objectives

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- To support the establishment of appropriately located, attractive and well designed developments which can fulfil local community needs.
- To protect the character and amenity of residential areas.
- To require that non-residential uses in residential areas do not unreasonably detract from the primary function of the area for residential purposes, or create a defacto commercial precinct.
- To require that the location of the use is appropriate to the role and function of the road network and that adequate provision is made for onsite car parking.
- To support the role of those existing non-residential uses in residential areas which provide services to the community without significant detriment to residential amenity.

22.03-3 Policy

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It is policy that:

- The design, scale and appearance of non-residential premises reflects the residential character and streetscape of the area.
- Non-residential uses locate:
 - On sites with frontages to a road zone or a connector street (i.e. roads carrying a minimum of 3,000 vehicles per day).
 - On the periphery of activity centres or major facilities such as hospitals;
 - Adjacent to other non-residential uses, provided the cumulative impact of the non-residential uses will not create a defacto commercial precinct.
 - On or close to public transport routes.

Non-compliance with the above policy criteria will only be supported where the use is small scale and where its catchment will benefit local residents.

- The non-residential use:
 - Will not unreasonably impact on traffic flow of adjacent streets.
 - Will not be hazardous to local pedestrian traffic.
 - Will not unreasonably reduce car parking available for local residents in the area through generating additional on-street parking demand.

- Uses intending to open late hours are located near other compatible late night uses.
- Development is similar in character, scale, setback and height to development in the surrounding neighbourhood.
- Development responds appropriately to the character of the local neighbourhood through its use of materials, colours and landscaping.
- Redevelopment of existing non-residential uses is sensitive to the character and amenity of the local neighbourhood.
- Expansion of existing non-residential activities be permitted, provided amenity is improved or not further detrimentally affected.
- Development is designed to minimise intrusion on residential amenity, specifically overlooking, overshadowing and excessive noise.
- Lighting adjacent to residential sites is baffled to avoid direct lighting overspill onto residential sites.

22.03-4 Application requirements

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In addition to the zone requirements, the following information should be provided with an application to the satisfaction of the responsible authority:

- A written explanation of why there is a demonstrable need for the proposed facility or service in the area where it will be located.
- Information regarding proposed hours of operation, expected staffing and patronage levels.
- Information regarding traffic and parking generation and provision.
- A site analysis addressing the following matters:
 - Location and dimensions of all adjacent buildings and works.
 - Indication of potential vehicular and pedestrian movements.
 - Attenuation of any noise emanating from the site. This is particularly important if the facility is to be open at night.
 - Details of existing and proposed landscaping on the site and adjoining properties.
 - Details of any proposed security lighting.
 - Details of any proposed signage.

22.03-5 Decision guidelines

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Before deciding on an application, the responsible authority will consider, as appropriate:

- The extent to which the proposal meets the objectives and policy statements of this policy.
- Whether the proposal would positively contribute to the local residential area.
- The impact of the proposal on the amenity and character of the surrounding residential area.
- Whether the scale, form and design of the proposal is consistent with the surrounding residential environment including building bulk, setbacks, facade treatment, building materials, colours and landscaping.
- The effect of traffic movements and car parking on the capacity of the existing traffic network.