

22.06 EATING AND ENTERTAINMENT PREMISES POLICY

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This policy applies to the use and development of land for eating and entertainment premises.

22.06-1 Policy basis

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Clause 21.09 of the Municipal Strategic Statement (MSS) supports activity centres as the focus for retail, commercial, social and community activity. Eating and entertainment premises should be located within existing activity centres and commercial areas.

Eating and entertainment premises will only be supported in residential areas where they are designed and landscaped to make a positive contribution to the local area by enhancing amenity, responding to neighbourhood character, facilitating high levels of mobility and providing sufficient on-site car parking and appropriate vehicle access.

22.06-2 Objectives

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The objectives of this policy are:

- To ensure that eating and entertainment premises are appropriately located having regard to:
 - Intensity (no. of seats/patrons) and hours of operation of the proposed activity
 - Location of access points
 - Adequate provision of car parking
 - Traffic generated being appropriate to the street and locality and not adversely affecting traffic flow or road safety.
- To discourage linear commercial development outside activity centres and existing commercial areas.
- To ensure the design, scale and appearance of development is consistent with the residential character and streetscape of the area.
- To retain existing vegetation where possible and ensure that a high standard of landscaping is achieved.
- To ensure adequate access is provided for people with limited mobility.
- To ensure that residential amenity is not detrimentally affected by the operation of eating and entertainment premises including the effects of loss of privacy, noise, car parking and traffic, light spillage, odour and waste.
- To ensure that the location of the use is appropriate to the role and function of the road network and that adequate provision is made for on-site car parking.
- To ensure that land used for vehicle access and parking is properly designed, constructed and drained.

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It is policy that:

Location

- Eating and entertainment premises should preferably be located:
 - Abutting a Road Zone or a road, which has vehicular access from a service road
 - Close to or within business zones or in areas, which are appropriate to the intensity and scale of the proposed use, with minimal impact on the amenity of the local area and nearby residential properties
 - On roads, which avoid the generation of additional through traffic on residential streets, particularly where, major eating and entertainment premises serve catchments beyond the local level
 - Within activity centres to promote and reinforce the social and community role of centres
 - Where they are readily and safely accessible by all users
 - In the places identified in the following table:

Use	Preferred Location
Amusement parlour	In activity centres, recreational venues or indoor sports centres and near youth oriented facilities, including food outlets. Near public transport facilities and where car parking is available. Discouraged adjacent to residential properties or in close proximity to a hotel or school.
Nightclub	Within the Doncaster Hill Activity Centre.
Restaurant	Cluster or abut similar uses or in an activity centre or existing commercial area. It is preferred that restaurants locate where there is sufficient on-site or shared car parking capacity. Abutting and having access to a road within a Road Zone.
Take Away Food Premises	Cluster or abut similar uses or in an activity centre or existing commercial area. It is preferred that take-away food premises locate where there is sufficient on-site or shared car parking capacity.
Convenience Restaurant	Cluster or abut similar uses or in an activity centre or existing commercial area. It is preferred that convenience restaurants locate where there is sufficient on-site or shared car parking capacity.
Hotel, Tavern	Abutting and having access to a road within a Road Zone.
Function centre	Abutting and having access to a road within a Road Zone. In conjunction with or adjacent to other related facilities (e.g. hotel, restaurant).

Neighbourhood and streetscape character

- Where it is proposed to locate any eating or entertainment premises within a residential zone, that:
 - The design, scale and appearance of the use and/or development is encouraged to complement the housing styles and general character of the area
 - Front building setbacks are encouraged to be consistent with abutting residences
 - High solid fences located along the site's frontage are to be avoided
 - Landscape treatment should be compatible with the neighbouring area.

Urban design principles

- Development complements the surrounding built form with respect to building form, colours and materials, height, massing, building setbacks, roof form and window and door proportions.
- Development be set back sufficient distances from side and rear boundaries to prevent detrimental impacts to neighbouring properties by way of building bulk and overshadowing and to enable appropriate landscape treatment to be provided to soften the appearance of buildings and works.
- Commercial building facades have visual interest, not exceed 70% glazing, and be articulated by non-glazed vertical and horizontal elements to accentuate windows and other openings.
- Entries be clearly defined and accessible.
- The choice of colours and materials be appropriate to the neighbourhood character, and where appropriate reflect the natural environment.
- Pedestrians, cyclists and vehicles be able to move onto and around the site with safety and ease.
- Street furniture for the purposes of outdoor dining be designed and located to allow appropriate pedestrian access.
- Canopy trees be included throughout the development, where appropriate.
- Indigenous and other mature vegetation, including ground-storey, be retained on-site wherever possible.
- Landscape buffers are encouraged to ensure that the streetscape character and amenity of abutting residential properties is maintained.

Residential interface

- Eating and entertainment premises should not adversely affect the amenity of nearby residents by way of noise, loss of privacy, traffic, car parking, lighting, odours or disturbance associated with hours of operation.
- Hours of operation and number of patrons be limited to minimise impacts on nearby properties.
- A respectful interface be created with residential areas by:

- Providing appropriate noise attenuation measures that inhibit the transmission of noise from buildings, car parking areas and external plant equipment (eg. exhaust fans, air conditioning units)
- Maintaining the privacy of adjoining properties through the sensitive siting and design of car parks, windows, doors, service areas, outdoor areas and the use of appropriate techniques including the treatment of windows, boundary fences, screening, and landscaping techniques
- Designing and siting security lighting to minimise light spill to adjoining properties.
- The form of development and activity levels generated by the proposal be compatible with surrounding land uses.
- Service areas be sited and waste stored in an appropriately designed and screened area to minimise impacts on nearby properties.

Traffic, car parking and driveway construction

- Any expected increase in traffic should not adversely affect the amenity, environment or safety of the residential neighbourhood.
- The demand for on-street car parking should not adversely affect the amenity, environment or safety of the neighbourhood.
- Car parking should be located at the side or rear of the property.
- Car parks, accessways and set down areas should provide for safe and efficient traffic movement.
- Car parking areas and driveways contribute to the function, safety and appearance of the development by:
 - Being designed for convenient access, having well-defined vehicle entry points, clearly separating vehicular and pedestrian circulation, and enabling vehicles to exit the site in a forward direction onto abutting roads
 - Being surfaced, drained, constructed and line-marked in accordance with good engineering practice and, where appropriate, in accordance with an engineering construction plan submitted to and approved by the responsible authority
 - Encouraging paved surfaces and other hard standing areas to be constructed with dark coloured concrete or bitumen, coloured patterned concrete or brick paving
 - Landscaping car parking areas with appropriate canopy trees, where practical, and maintaining them in accordance with an approved landscape plan
 - Providing a planting strip of a minimum width of 1.5 metres along the residential boundary where at-grade car parking areas and driveways abut residential properties, in order to screen the parking area
 - Minimising the height of basement car parks above ground level
 - Incorporating undercroft parking where appropriate, visually integrating multi-deck car parks with adjoining streetscapes.
- Car parking for a restaurant should be provided at the ratio of at least:
 - 0.4 car space to each seat where it is located within an activity centre or other commercial areas
 - 0.2 car space to each seat located outdoors where associated with a restaurant located in an activity centre or other commercial areas

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Application requirements

- A report is to be provided which addresses but is not limited to, number of staff, hours of operation, number of patrons/seats and number of car spaces.

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Decision guidelines

Before deciding on an application the Responsible Authority will consider as appropriate:

- The extent to which the application meets the objectives and directions of this policy.
- Traffic impacts, including the impact of the proposed use and development on the safety and efficiency of main roads.
- Whether the location of the site promotes safe and convenient vehicle and pedestrian access.
- The adequacy and efficiency of car parking including the findings of any parking surveys.
- The proposed hours of operation.
- The residential amenity of neighbouring and nearby properties.