

## **22.13 NON RESIDENTIAL USES IN RESIDENTIAL AREAS**

11/07/2014  
C91

This policy applies to all land in a residential zone.

### **22.13-1 Policy basis**

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This policy builds on the MSS objective in clause 21.08 to limit the intrusion of non residential uses into residential precincts.

### **22.13-2 Objective**

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To facilitate non-residential uses in residential areas only where they are compatible with the residential character and amenity and serve the needs of the local community

To ensure that the design, scale and appearance of non-residential premises reflects the residential character and streetscape of the area.

To retain existing housing stock in residential zones.

To ensure that development is designed and constructed taking into account environmentally sustainable design practices.

To ensure that the intensity and operation of the use does not adversely affect residential amenity.

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.

### **22.13-3 Policy**

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It is policy to:

- Maintain or enhance the residential aspect or physical appearance of the area.
- Build upon the existing commercial framework.
- Be located adjacent to or abutting an existing business zone.
- Provide a use or service that is not able to be provided within the business centre.
- Not result in the ribboning of commercial development.
- Not result in the establishment of commercial uses in intact residential areas.
- Locate new convenience and combined retailing outlets in existing commercial areas.