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DISCRETIONARY USES RESIDENTIAL AND INDUSTRIAL ZONES

This policy applies in zones as designated below.

Residential Zones

Objectives

- Provide limited and controlled opportunities for non-residential uses that meet the needs of the local residential community, protect the residential amenity of the area and are compatible with the visual, environmental and landscape qualities of the neighbourhood.
- Ensure that non residential uses are of a scale and intensity that will not detract from the environmental features and amenity of the residential neighbourhood.
- Prevent the establishment of commercial uses which would be more suitably located in a commercial centre or industrial area.

Policy

It is policy that:

- There be a demonstrated need for any proposed non-residential use which seeks to locate in a residential area, rather than within a commercial centre.
- Any proposed non-residential land use:
 - Be clustered in or adjoining a commercial centre, close to public transport or situated on a main road and not contribute to ribbon commercial development along main or tourist roads.
 - Be compatible with the surrounding neighbourhood, not lead to the transformation of a residential area into a quasi-commercial area and be of a scale and design that respects the environmental and built elements of the area.
 - Be provided with setbacks from common boundaries with adjoining residential uses that ensure the protection of residential amenity and, where appropriate, provide for the establishment of effective landscaping and screening buffers.
 - Provide sufficient off-street car parking, with traffic access being located on or near a main road so as to minimise the need for cars to travel through local residential streets.

Must meet the requirements specified in Commercial use section.

- Restaurants, retail facilities (other than a convenience shop), tourist facilities, recreation facilities (other than on public land), places of assembly and visitor accommodation (other than for five people or less) not be established in Foothills Residential Areas or other residential areas, particularly those which have environmental or amenity constraints.

Industrial Zone

Objectives

- Allow non-industrial uses which are compatible with an industrial development or which would be inappropriate in any other zone.

- Ensure that activities carried out on industrial land do not adversely affect the amenity of nearby residential areas.

Policy

When considering applications for non-industrial uses it is considered appropriate that:

- Any proposal to establish a retail or other non-industrial use in an industrial zone demonstrate that:
 - There is a need to establish the proposed use in an industrial area rather than in a commercial centre.
 - The proposed use is of a nature that is compatible with the surrounding land uses.
 - The use will not adversely affect the long term provision of land for industrial uses within the area.
 - Any proposed use located on land that adjoins a residential area demonstrate that the proposed use will not have any adverse impact on the nearby or surrounding area, particularly in terms of noise and emissions.

Industrial land in Monbulk and Silvan

- Land zoned for industrial purposes in the Monbulk and Silvan area be used to provide for support industries and services to the intensive agricultural, horticultural and other rural activities being carried out in the area.
- Uses such as service stations and uses that generate high levels of traffic not be supported within the industrially zoned areas, because of the:
 - Conflict with residential traffic.
 - Intensive nature of the use impacting on nearby residential amenity and safety.
 - Need to ensure that the land is available for those uses associated particularly with providing services to the intensive agricultural and horticultural industries.
- Any industrial or non-residential use or development within this area be carried out in a manner that:
 - Ensures there are no adverse impacts on surrounding residential properties by way of noise, odour, dust or other nuisances.