22.12 NON RESIDENTIAL USES IN RESIDENTIAL ZONES

This policy applies to all land in the Residential 1 Zone and Low Density Residential Zone.

22.12-1 Policy basis

The Municipal Strategic Statement emphasises the protection of the character and amenity of existing and future residential areas. While the scheme provides for consideration of a range of non residential uses that provide services to the local community, including medical centres, child minding centres, cafes, restaurants and the like, it is considered appropriate to provide guidelines to adequately protect residential amenity and avoid the development of defacto commercial strips that may undermine Council’s commercial activity centres strategy. A particular issue relates to the potential detrimental impact of telecommunication facilities.

22.12-2 Objectives

- To ensure that non residential uses are appropriately located having regard to:
  - The intensity and hours of operation of the proposed activity.
  - The siting and design of proposed buildings and works, including car parking areas and advertising signs and telecommunication facilities.
  - The location of access points.
- To ensure that the scale of development is consistent with nearby housing.
- To reduce the potential adverse impacts on the amenity of residential properties.
- To avoid the development of defacto commercial strips along main roads in residential areas and the oversupply or duplication of commercial premises.

22.12-3 Policy

It is policy that:

- Non residential uses be located:
  - In areas that are appropriate to the intensity and scale of the proposed use and that will have minimal impact on the amenity of the local area and nearby residential properties. Major facilities serving catchments beyond the local level should be located in commercial areas or sited on roads which avoid the generation of additional through traffic on residential streets.
  - To provide a focal point for community services eg adjoining existing or planned future community facilities.
  - Where they are readily and safely accessible by road and non vehicular routes.

- The built form of development intended to accommodate non-residential uses:
  - Be of a scale and architectural style compatible with a residential area, including low key advertising signage.
  - Include features to reduce the noise, loss of privacy and to enhance the appearance of the development, including landscaping, screening, acoustic fencing.
  - The siting and design of buildings and works including car parking areas should respond to the surrounding housing and streetscape.
22.12-4 Decision guidelines

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

- The extent to which the application meets the objectives and directions of this policy.
- The strategy of consolidating commercial activities within the established commercial zones.
- The need for the proposed premises to meet demand in the local area.
- The impact on the proposed use and development on the safety and efficiency of main roads.
- The need to limit further commercial strip development along main roads on the edge of residential areas to avoid detriment to adjoining residential properties.