22.24 LOCAL SHOP GROUPS

This policy applies to the 8 local shop groups within the Wodonga Urban Area.

Policy Basis

The existing local shop groups in McFarland Road, De Kerilleau Drive, Morrison Street, Barton Street, Jarrah Street, Mayfair Drive, Waratah Way and Gayview Drive are recognised as having been established primarily to provide a local convenience role. This policy recognises that their future role may change as market forces influence the development of retailing facilities within the municipality.

The local shop groups have been zoned as Mixed Use to reflect the future needs of the Wodonga community. The zone allows the existing shop groups to incorporate a greater range of uses to encourage their continued use.

Objectives

- To encourage a range of uses that are compatible with the surrounding residential area.
- To recognise that the existing local shop groups are an asset and to retain their commercial viability.
- To recognise that changing market circumstances may influence the range of uses that are allowed to establish in any of these existing local shop groups.
- To minimise the scale of uses that may establish in these local shop groups.
- To ensure that there are no adverse impacts on surrounding residential areas.
- To discourage industrial uses that may adversely impact on the surrounding residential areas.
- To ensure that storage areas are as unobtrusive as possible.
- To ensure that appropriate areas are set aside for car parking.
- To ensure that due consideration is given to the requirements of vehicles that need to load and unload at businesses in the local shop group.
- To maintain advertising signs to a scale consistent with the residential amenity.
- To require that proposals for new uses in the local shop group demonstrate a capacity to generally serve the local community.
- To limit noise emissions and hours for uses, other than for a convenience shop.

Implementation

It is policy that:

- The maximum combined leasable floor area for an individual office is 120 square metres.
- Any planning application to establish any use or development in the zone must be accompanied with a statement explaining the use and types of activities to be carried out, hours of operation and likely effects on the neighbourhood.