

21.08 INSTITUTIONAL AND NON RESIDENTIAL USES IN RESIDENTIAL AREAS

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21.08-1 Overview

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Non-residential uses in residential zones

The development and expansion of non-residential and institutional uses in residential areas is an issue that warrants attention. Medical centres, places of worship, childcare and kindergartens all, quite clearly, have a place within residential areas. However, badly sited or controlled non-residential uses can progressively erode Glen Eira's residential nature. The Non-Residential Use in Residential Zones Policy and Child Care Centres Policy have been developed to ensure that such uses are integrated into residential areas with a minimum impact or loss of residential amenity.

Master plans for institutions

Many of Glen Eira's Institutions, such as schools/hospitals have grown over time. As these uses also serve a local population it is reasonable to allow their development and growth. These uses are considered to be compatible with residential areas as they serve a local community need. However as these uses continue to grow they no longer serve only the local community but have wider regional catchments. Unchecked expansion into residential areas can cause loss of housing stock and amenity reduction for residential neighbours. It is preferable to ascertain the degree of reasonable future "residential encroachment" of major institutions, both for the immediate neighbours, and the institution itself. Whilst it may not be necessary to develop a separate zone for these uses it is considered essential that Master Plans be developed to ensure that there is community awareness of and input into long term expansion plans.

21.08-2 Objectives, strategies and implementation

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Objectives

- To ensure that non-residential uses are successfully integrated into residential zones with minimum impact and minimum loss of residential amenity.
- To ensure community awareness and input into the long term expansion plans of large institutions in residential areas.

Strategies

- Encourage uses that retain housing stock or where new, encourage buildings and works that are compatible with the residential character of the streetscape and neighbourhood.
- Encourage uses that have a minimal effect on residential amenity.
- Support home business sector without compromising residential amenity.
- Encourage development of Master Plans involving community consultation.
- Encourage a concentration of complementary uses and/or facilities in appropriate locations.

Implementation

These strategies will be implemented by:

Policy and exercise of discretion

- Assessing all town-planning applications for non-residential uses, home based businesses and non-conforming uses in residential zones having regard to the Non Residential Uses in Residential Zones Policy.
- Discouraging expansion of non conforming uses.
- Ensuring that traffic generated by a new use is appropriate to the location and can be accommodated within the existing street network.

Further strategic work

- Monitoring the impact of non-residential uses in residential zones.
- Requesting all major institutions to prepare Master Plans/planning briefs for medium and long-term development and/or expansion, to provide certainty for residents and a framework for future decision making for Council and incorporate into Planning Scheme.
- Monitoring the status of non conforming uses.

Other actions

- Supporting the home based business sector through appropriate initiatives by Council's Business Development Unit.