

22.05
17/08/2006
C50(Part 1)

NON-RESIDENTIAL USES IN RESIDENTIAL AREAS

This policy applies to all land in a residential zone.

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Policy basis

Clause 21.06 *Housing* recognises that there is a legitimate need for non-residential uses in residential areas to serve the needs of the local community. These uses however have potential to adversely impact upon the amenity of residential areas if they are poorly designed or located. It is important that these non-residential uses provide a net community benefit and are designed to integrate into the residential environment with minimal impact on residential amenity. They should be in a highly accessible location and the traffic that they generate needs to be compatible with the role and function of the street and the surrounding area.

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Objectives

- To make provision for services and facilities demanded by local communities in a way that does not detract from the amenity of the area.
- To avoid the concentration of non-residential uses where it would:
 - Have off-site effects which are detrimental to residential amenity.
 - Create a defacto commercial area.
 - Isolate residential properties between non-residential uses.
- To ensure that the design, scale and appearance of non-residential premises reflects the residential character and streetscape of the area.
- 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.

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Policy

It is policy that:

Location

- Non-residential uses are encouraged to be in convenient walking distance to shopping centres or other non-residential land uses or zones.
- Non-residential uses are discouraged from locating in residential zones if there are suitable sites in nearby commercial centres.
- Non-residential uses are encouraged on a corner site and abutting a Road Zone Category 1 and 2.
- Non-residential uses are encouraged to be in a location where there is a demonstrable need for the proposed facility or service.
- The development of restaurants, hotels, reception rooms and convenience restaurants is discouraged due to the significant potential for detriment to the amenity of the surrounding residential area.

Design

- Existing residential buildings are encouraged to be retained and converted to suit the use in preference to a purpose-built premises.
- The design, scale and appearance of the non-residential use are encouraged to harmonise with the housing styles and general character of the area.
- Front setbacks are encouraged to be consistent with abutting residences.

Landscaping

Landscape buffers are encouraged to ensure that the streetscape character and amenity of abutting residential properties is maintained.

Amenity

- Non-residential uses are discouraged if they will cause nuisance to nearby residential properties by way of noise, traffic, lighting or loss of security.

Car parking and access

- Adequate provision is encouraged for on-site staff and visitor parking.
- Parking areas are encouraged to maximise usage and to minimise on-street parking.
- Parking is discouraged at the front of the site.

Home occupation

- Home offices are only encouraged on sites which will minimise impacts on residential areas, particularly if the use is likely to generate traffic.
- An applicant for a home occupation is encouraged to demonstrate that the level of activity associated with the home office will not adversely impact on the amenity of the surrounding area.

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Application requirements

In addition, to the zone requirements, the following information should be provided with an application to the satisfaction of the responsible authority:

- A written explanation of why the non-residential use is unable to locate in a nearby commercial zone or centre.
- A written explanation of why there is a demonstrable need for the proposed facility or service in the area where it will be located.