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C123**WHITE BOX RISE ESTATE MIXED USE ZONE**

This policy applies to all land zoned mixed use within the White Box Rise Estate

Policy Basis

The Municipal Strategic Statement emphasises the importance of and the protection of the character and sustainability of urban development through the integration of the economy, the community and the environment. The Mixed Use Zone at White Box Rise is intended to cater for a range of uses that prove to be compatible with what is proposed to be an area that is residential in character. This policy is in place to ensure the general residential amenity of the White Box Rise Estate is established and protected and the general massing and scale of development is sympathetic to surrounding residential uses.

Objectives

The objectives of this policy are:

- To encourage a mix of land use activities that can demonstrate compatibility with surrounding residential uses.
- To encourage commercial offices along the Victoria Cross Parade frontage.
- To ensure a strategic approach is applied to car parking in the area prior to the subdivision of individual lots.
- To encourage off street parking that is sleeved at the rear of premises in preference to being located at the street frontage.

Policy

It is policy to:

- Encourage flexible development formats that enable the ready conversion of buildings that are residential in character to other uses such as commercial offices.
- Provide active building frontages at ground level.
- Prior to the issue of a permit for the subdivision of land, a car parking plan is to be prepared to provide a strategic approach to provision of car parking. This plan is to provide consolidated off street parking areas to service the future commercial land use activities and should be located at the rear of potential building envelopes in preference to the street frontage. A service road and increased on street car parking capacity may also be considered at the developers cost.
- Ensure off street car parking is located at the rear of premises or within designated parking areas within the local area.
- Discourage the use of land for the purpose of “industry”.
- Discourage the use of land for the purpose of a “warehouse”.