

22.01 DISCRETIONARY USES IN THE RESIDENTIAL 1 ZONE

13/08/2009
C84

This policy applies to land in the Residential 1 Zone.

22.01-1 Policy Basis

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The Residential 1 Zone provides for a wide range of non-residential uses subject to the grant of a permit. Non-residential uses in this zone have the potential to adversely affect the amenity of the residential areas. This policy provides guidance on the performance standards to be met by such non-residential uses.

22.01-2 Objective

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To ensure that residential amenity is not adversely affected by non-residential uses.

22.01-3 Policy

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It is policy that:

- Existing buildings constructed for non-residential purposes are the preferred location for non-residential uses.
- Food and drink premises, places of assembly, places of worship and plant nurseries should have access to and adjoin a road in a Road Zone.
- Except on land adjoining and gaining direct access from a road in a Road Zone:
 - all required car parking should be on-site.
 - the scale of the proposed use should be compatible with providing service to the local residential community.
- Hours of operation should be limited to 8am to 8pm except for convenience shop.
- New buildings and works should be consistent with the scale, bulk and character of the area.
- Noise emissions should be compatible with a residential environment.