

Non-Residential Development in the Residential Zone

Local Planning Policy

VERSION 1

January 2016

town planning services

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town planning services

1.0 CITATION

This is a local planning policy prepared under the *Planning and Development (Local Planning Schemes) Regulations 2015* and the City of Greater Geraldton Local Planning Scheme No. 1 ('the Scheme'). It may be cited as the *Non-Residential Development in the Residential Zone local planning policy*.

The local government may prepare a local planning policy in respect of any matter related to the planning and development of the Scheme area. In making a determination under the Scheme the local government must have regard to each relevant local planning policy to the extent that the policy is consistent with the Scheme.

2.0 BACKGROUND

The Scheme lists a number of non-residential land uses that may be considered in the Residential zone. The character and amenity of the 'Residential' zone needs to be protected. The Residential zone is not intended to be used for the incremental spread of non-residential land uses into suburbs, where it may be more appropriate for such land uses to be located in more appropriate areas.

3.0 OBJECTIVES

- a) To provide guidance for the establishment of non-residential uses within the Residential zone.
- b) To ensure non-residential land uses within the Residential zone will not compromise the character and amenity of the surrounding residential area or nearby residents.
- c) To establish criteria that will guide the local government's discretionary decision making on the acceptable location and operation of non-residential land uses within the Residential zone, where impacts are likely to be capable of being suitably managed on an ongoing basis.

4.0 POLICY MEASURES

4.1 Applications for Approval

Applications should be accompanied by a management statement and/or information detailing how the proposed location is appropriate. Information to provide would generally include a description of:

- a) The site, including the site layout and a description of the operations of the proposed development itself;
- b) The site's location and compatibility with adjoining/nearby uses;
- c) Access, car parking and traffic management arrangements;
- d) The streetscape character, landscaping and signage;
- e) The site's proximity to complimentary services and activities; and

- f) The arrangement of the use on-site in a manner that minimises impacts of the use on adjacent dwellings.

4.2 Location

The local government will have general regard to the following location criteria:

- a) The site has an R-Code higher than 'R20'.
- b) The site is located fronting a local or district distributor road as identified in the Local Planning Strategy.
- c) Vehicle accessibility is considered appropriate in the context of traffic management, safety and convenience.
- d) The site is located on an interconnected street that incorporates infrastructure to facilitate walking and cycling. Preference is for sites located at road intersections to avoid the need for vehicular traffic to travel further into residential areas.
- e) The site is located adjacent to established shopping, mixed use or commercial areas provided the location would not encourage premature expansion of a shopping or commercial area by proximity and its effect on uses between the centre and the proposed site (i.e. the proposed site should preferably be immediately abutting a shopping, mixed use or commercial area).
- f) Areas where the established character is exclusively dominated by residential development and the site is remote from major traffic routes are considered inappropriate.

4.3 On-going Management

- a) The responsibility for appropriate on-going management rests with the proponent to ensure that customers/visitors do not cause an unreasonable impact on adjoining/nearby properties.
- b) As part of the development application, the local government will require the proponent to outline how the site will be managed, especially if the owner/operator does not reside on-site.
- c) If required by the local government, a management statement shall address matters including:
- The amenity of adjoining/nearby land uses;
 - Specific measures to manage impacts on neighbouring amenity, such as car parking, traffic movement and noise generated by customers/visitors;
 - Outlining how the premises will generally operate on a day-to-day basis (including confirming arrangements for waste management and any associated noise impacts);
 - Relevant site specific matters including necessary fire management and emergency response plans; and
 - The handling of complaints.

4.4 Access and Car Parking

Sufficient on-site parking is to be provided to satisfy the needs of the use (as determined by the Scheme), without any reliance for on-street parking. Included in this requirement is the following:

- a) Parking of vehicles shall not visually dominate the street frontage, with some or all of the required on-site parking located behind the building line, sleeved with development, or is screened by suitable landscaping where appropriate.
- b) Safe vehicular and pedestrian access is provided from a road capable of handling the additional traffic volumes generated by the use.
- c) The layout and arrangement of the use shall minimise the impacts of noise and headlight glare of vehicles to adjacent or neighbouring dwellings.
- d) Tandem parking for a maximum 2 staff car bays will only be permitted for small scale operations involving a maximum of one vehicle behind another vehicle.

4.5 Built Form

The following built form provisions should be addressed:

- a) The layout and arrangement of the development shall respect the character of the area having regard to land-use, building scale, built form, landscaping and open space, and boundary setbacks.
- b) The external appearance of the development is to be consistent and compatible with surrounding uses. Where possible colours, materials and architectural design features used to identify the character of the area shall be incorporated into the external appearance of the development.
- c) Development shall incorporate landscaping to integrate the development with the streetscape, to screen areas of car parking and to compliment the character and amenity of the residential area.
- d) 10% landscaping should generally be provided however primary consideration will be given to the quality, as opposed to the quantity, of landscaping which may include verge enhancements.
- e) For 'Consulting Rooms' the floor area should generally be limited to 300m².

5.0 DEFINITIONS

Non-Residential Development means any form of land use or development that is not predominantly used for residential purposes.