

5.2 Code for Local Centres and General Stores

PURPOSE

The purpose of this code is to assist with achieving Council’s planning intentions for Local centres and General stores that:

- (a) provide retail and other services that serve a local neighbourhood;
- (b) are of a small-scale;
- (c) are designed to protect the amenity of surrounding dwellings and residential precincts;
- (d) recognise and reflect the character of the applicable planning area; and
- (e) provide a focus for local public transport, cycling and walking.

(1) Element: Location and Site Suitability

PURPOSE

To provide for convenience shopping to be established on suitable sites clearly identified in the Planning Areas’ and Precinct provisions, and General stores in convenient accessible locations.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Premises must be developed on a site having sufficient area and dimensions to accommodate the building or buildings, associated parking area, service vehicle provisions, and landscaping.	<p>For General Stores</p> <p>A1.1 General Stores are located on a corner site having an area of at least 800m².</p>
P2 Premises are established on a site: <ul style="list-style-type: none"> • if for a local centre, which is identified for local centre purposes; or • if for a general store, which is conveniently accessible. 	<p>For Local Centres (being development other than general stores):</p> <p>A2.1.1 Premises are developed within existing shopping facilities.</p> <p>OR</p> <p>A2.1.2 Premises are developed in a Local Centre Precinct or on a site specifically defined for that purpose by Planning Area provisions in Volume 3.</p> <p>For General Stores:</p> <p>A2.2 Where consistent with the desired character of the relevant precinct, new General stores are developed on a site within convenient walking distance (ie. not more than 400m) of most surrounding residences that it is intended to serve, at the centre of, or at a “gateway” location to the existing or planned new neighbourhood.</p> <p>A2.3 General stores are located at the intersection of two collector or higher order streets.</p> <p>A2.4.1 A General store is located more than 800 metres from any other Local centre or General store</p> <p>OR</p> <p>A2.4.2 General stores are established on a site adjoining existing community facilities (including schools, community halls, churches).</p>

(2) Element: Scale of Development

PURPOSE

To provide for a scale of development and use compatible with the character and amenity of the locality, and which recognises the primacy of the Shire’s higher order centres and the role local centres and general stores to provide community based retailing and other community based services.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Premises must be developed to a size and nature consistent with the provision of local community based retail and community facilities.</p>	<p>For Local Centres (being development other than general stores):</p> <p>A1.1.1 A Shop or Shops, and any other commercial uses have a maximum gross floor area of 1000m², when not involving co-located community facilities.</p> <p>OR</p> <p>A1.1.2 Where involving co-located community facilities, local centres have a total gross floor area of 3000m², including a maximum gross floor area of Shop or Shops and any other commercial uses of 1000m²</p> <p>For General Stores:</p> <p>A1.2 The gross floor area of the retail component of a general store is 150m².</p> <p>A1.3 The retail component is part of or co-located with a single dwelling unit on the same site.</p> <p>A1.4 The maximum site cover of a general store (including the dwelling unit component) is 60%.</p>

(3) Element: Building Form

PURPOSE

To provide for premises that are attractive and compatible with the desired amenity and character of the locality.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 The building form must be integrated into the existing or proposed streetscape in such a way that respects the desired character and amenity of the locality but maintains a visually appropriate form and which provides safe public areas and spaces.</p>	<p>For Local Centres (being development other than General stores):</p> <p>A1.1 The siting and design of premises provides for:</p> <ul style="list-style-type: none"> (a) buildings that are located abutting or within 3 metres of the site frontage or principal site frontage, for a minimum of 60% of the frontage width; and (b) buildings that address the street with main entrances fronting the street or outdoor plazas that constitute the focal point of the centre, rather than to internal spaces or parking areas; and (c) car parking that does not dominate the street address of the premises, whilst providing a mix of spaces on-street, visible from the street and at the rear or below ground; and (d) safe passage for pedestrians from the street to building entrance that is separate from the car park, where car parking areas are situated at the front of, or on the approach side of the site; and (e) buildings that have a traditional character by incorporating any or all of:

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 continued</p>	<ul style="list-style-type: none"> (i) awnings or verandahs, (ii) high pitched roof forms, (iii) rectangular building plan form, and (iv) extensive use of timber, brick, corrugated iron and similar “traditional” materials, and (v) a minimum 3 metre wide awning or verandah along the street frontage or principal street frontage, providing pedestrian shelter on the footpath or on the site. <p>(f) the appearance of one or a number of residential scale buildings, rather than one large commercial building by using a range of design solutions such as to separate the building bulk into a range of built components.</p> <p>For General Stores:</p> <p>A1.2 The design provides for:</p> <ul style="list-style-type: none"> (a) the Shop component addressing and abutting the street alignment; (b) buildings that have traditional character by incorporating any or all of: <ul style="list-style-type: none"> (i) awnings or verandahs, (ii) high pitched roof forms, (iii) rectangular building plan form, and (iv) extensive use of timber, brick, corrugated iron and similar “traditional” materials, and (v) a minimum 3 metre wide awning or verandah along the street frontage or principal street frontage, providing pedestrian shelter on the footpath or on the site. (c) carparking of one additional space to those available for the Dwelling house component, and to be available for shop deliveries and staff parking.
<p>P2 The building form must be of a scale and bulk that is compatible with surrounding residential premises.</p>	<p>For all development:</p> <p>A2.1 Buildings are setback from side and rear boundaries of adjoining residential properties a minimum of</p> <ul style="list-style-type: none"> (a) 1.5m for walls with a height of less than 4.5m; (b) 2m for walls with a height of 4.5m up to 7.5m; and (c) 2.5m for walls with a height of 7.5m or greater. <p>A2.2 Buildings are one or two storeys unless part of a mixed use development consistent with the relevant Precinct.</p> <p>A2.3 Development involving more than one level is oriented front to rear, and openings and windows are screened to minimise overlooking of adjoining residential premises.</p>

(4) Element: Service Areas and Residential Amenity

PURPOSE

To provide on-site service areas that can be conveniently accessed, are visually attractive and are located to minimise impact on adjoining residential areas.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Premises must have waste storage and collection areas, loading/unloading areas and any outdoor storage and/or display facilities that are:</p> <ul style="list-style-type: none"> (a) located to minimise impact on the amenity of adjoining residential areas. (b) of sufficient size, (c) suitably located for convenient use, and (d) designed to be visually attractive or screened. 	<p>For all development:</p> <p>A1.1 Waste storage and loading/unloading areas are located for convenient use and collection and adequately screened from public view, and to prevent impacts from odour on the amenity of adjoining residential properties</p> <p>A1.2 Outdoor storage areas are sited so as to be visually unobtrusive from the street or appropriately screened.</p> <p>A1.3 No air conditioning units or shop/business premises support machinery are located within 6 metres of any adjoining residential boundary.</p> <p>A1.4 Car parking areas are screened with a fence capable of shielding headlight glare on to adjoining residential properties.</p>
<p>P2 The emission of sound beyond the boundary of the site¹:</p> <ul style="list-style-type: none"> • maintains the EPP (noise) Environmental values of the receiving acoustic environment; and • is such that ambient sound levels for any nearby residential land and other noise sensitive places are maintained. 	<p>A2 Development and use achieves compliance with the noise limits specified for the relevant noise types, as identified in Table 3.1 of <i>Planning Scheme Policy No. 7 - Acoustic Environment Assessment</i>.</p>
<p>P3 Noise attenuation measures are compatible with the local streetscape, encourage the creation of active street frontages and are designed to discourage crime and anti-social behaviour having regard to:</p> <ul style="list-style-type: none"> • aesthetic quality and compatibility; • physical accessibility; • provision for casual surveillance of public space from dwellings; and • opportunities for concealment or vandalism. 	<p>No Acceptable Measure nominated</p>

¹ To demonstrate compliance with this performance criterion, applicants may need to prepare a noise impact assessment in accordance with Planning Scheme Policy No. 7 - Acoustic Environment Assessment.

(5) Element: Landscaping

PURPOSE

To enhance the character and amenity of Local centres and General stores with attractive and practical landscaping.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Premises must be attractively landscaped.	<p>For all development:</p> <p>A1.1 A landscaped area not less than 10% of the site is provided.</p> <p>A1.2 Side and rear boundary setback areas are landscaped.</p>

(6) Element: Connectivity

PURPOSE

To promote Local centres as a focus of public transport, cycling and walking.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Premises must provide facilities and connections for convenient safe and equitable movement of pedestrians and cyclists to and within the Local centre.	<p>For Local centres (being development other than general stores):</p> <p>A1.1 Pedestrian access is provided at street level, with continuous, even, equitable access from the surrounding footpath network.</p> <p>A1.2 The design and location of vehicle access ramps on footpaths minimises disruption to footpaths.</p> <p>A1.3 24 hour public spaces (of an area equivalent to 5% of the gross floor area of the development), including the provision of covered seating, and cycle parking facilities, are provided and properly illuminated at all times.</p> <p>A1.4 The design of premises promotes casual surveillance of all public spaces and car parking on or adjoining the premises.</p> <p>A1.5 Where practical, provision is made for the setdown of buses, and associated facilities (covered seating and water bubbler) for patrons of the bus network.</p> <p>For General stores</p> <p>No Acceptable Measures are nominated</p>

