

13.07-1L-03 Interfaces and amenity

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Proposed C203port

Policy application

This policy applies to:

- Non-residential use and development. R
- Residential use and development on land:
 - In a Mixed Use, Commercial 1 or Industrial 1 Zone.
 - In a Residential Zone within 30 metres of a Commercial 1 Zone.
 - On land adjacent to an industrial area, main road or rail line.

Objectives

To manage amenity conflicts between commercial, industrial and residential activities while maintaining the viability of commercial or industrial activities.

To minimise the detrimental impacts of non-residential uses on residential amenity.

To ensure that non-residential uses in residential zones are compatible with the surrounding residential context and serve the local community.

Non-residential use and development strategies

In residential zones, support the establishment of non-residential uses that will address local demand and provide local resident and community benefits.

Encourage non-residential uses in residential zones to locate:

- In buildings with a historic non-residential use.
 - On corner sites that have direct access to a road in a Road Zone.
- On sites adjacent to the boundary of a non-residential zone.
- Close to public transport.

Ensure reasonable amenity for existing residential uses are maintained, including privacy, access to sunlight to existing habitable rooms and private open space, and adequate open space.

Address possible impacts on residential amenity from established and future non-residential uses through appropriate design and management measures that:

- Provide acoustic protection to adjoining residential properties.
- Minimise noise transmission within the building, including from machinery and ventilation systems, between floors or separate units and to adjoining residential properties.
- Minimise the opportunity for views from adjoining residential properties into the site, especially where the storage, preparation, business or industrial activity could present an unsightly appearance.
- Minimise the opportunity for light spill due to fixed or vehicular lights, outside the perimeter of the site and on to habitable room windows of nearby residential properties.

For new industrial use and development:

- Support new industrial uses in the Mixed Use Zone provided there are no adverse residential amenity impacts.
- Discourage industrial or warehouse uses with adverse amenity impacts on surrounding residential uses (including if the subject site is currently used for a dwelling), in activity centres and mixed use areas.
- Provide buffer distances between industrial and non-industrial land uses to minimise the potential for conflict.

- Ensure new industrial and commercial uses provide storage and loading facilities.
- Incorporate measures to minimise environmental impacts including air, water, noise and soil pollution in industrial use and development.
- Encourage all industrial uses to adopt Environmental Management Plans.

Establish how proposed uses respond to the existing conditions and features of the site including surrounding residential properties and public areas outside the site such as footpaths and open space.

Establish the scale of proposed uses, including total floor area, number of operators, hours of operation, practitioners, staff, seats, patrons and type of any liquor licence to be sought.

Non-residential use and development policy guidelines

Consider as relevant:

- Designing non-residential development adjacent to existing residential properties to:
 - Locate plant and other service infrastructure (including automatic garage doors) in discrete locations including screening from neighbouring properties, streets and laneways.
 - Include masonry wall construction rather than curtain walling or other similar construction.
 - Incorporate effective acoustic insulation in the building.
 - Have regard to the locations of existing doors, habitable room windows and open space areas.
 - Locate and design vehicle access, car parking, loading and unloading areas to minimise noise and traffic impacts on adjoining residential uses.
- Providing facilities and incorporating measures to manage any impacts associated with general rubbish, specialised wastes, bottle and other recyclable material storage and removal arrangements including hours of pick up would be managed.
- Providing appropriately managed storage and loading facilities for new industrial and commercial uses.
- Designing non-residential use and development to reduce the impact of any proposed plant equipment, external lighting, signage and landscaping associated with the proposed use.

Residential development strategy

Ensure new residential development incorporates measures to protect residents from unreasonable noise, fumes, vibration, light spillage, waste management and other likely disturbances, including from nearby business or industrial operations.

Residential development policy guideline

Consider as relevant:

- Designing residential development adjacent to existing commercial or industrial uses to:
 - Orient windows and ventilation systems away from existing and potential noise sources.
 - Locate noise-sensitive rooms (in particular, bedrooms) and private open space away from existing and potential noise sources.
 - Incorporate other measures such as acoustic fencing, landscaping and setbacks, where appropriate.