

POL-TP-125 Building and Development Standards - Commercial Zones

1. OBJECTIVE

Ensure that the development of land within General Commercial and Highway Service Zones is consistent with the principles of proper and orderly planning and furthers the objectives of the relevant zone.

2. POLICY STATEMENT

2.1 Off-Street Parking

In any application for approval to commence development in a commercial zone, provision shall be made for the off-street parking of motor vehicles in accordance with the Vehicle Parking Standards policy, except as otherwise provided for in this policy.

2.2 Plot Ratio and Site Coverage

The maximum plot ratio and site coverage for all developments in a commercial zone shall be in accordance with the provisions of Table 1, except where otherwise provided for in this policy.

2.3 Minimum Lot Sizes and Frontage (Highway Service Zone)

Within the 'Highway Service' zone, Council shall not permit any development within a lot or lots having a total area less than 1,000 square metres or having a frontage of less than 20 metres.

2.4 Building Height (Highway Service Zone)

Within the 'Highway Service' zone, the Council shall not permit the development of any building greater in height than one storey.

2.5 Setback Requirements

The setback requirements for all developments in a commercial zone shall be in accordance with the provisions of Table 1 except that in the 'Highway Service' zone, Council shall require all developments to be set back a minimum distance of 15 metres from Great Eastern Highway.

2.6 Two Street Frontages

Subject to the requirements regarding visual truncation of corner lots and vehicular access ways (as specified in the General Building and Development Standards Policy), where a lot has a frontage to two streets, the Council shall determine which of the two streets is the secondary street, and the setback to the secondary street may be reduced to 3 metres.

2.7 Side and Rear Setbacks

Notwithstanding any standard prescribed in the General Building and Development Standards Policy, where a commercial development is proposed to be located on a lot having a common boundary with a residential zoned lot, the side and rear setbacks shall be not less than the distances set out hereunder:

- a) 3 metres for buildings of one storey.
- b) 6 metres for buildings of two storeys.

This provision shall be interpreted and applied so as to allow the progressive setting back of the building.

2.8 Use of Setbacks

No person shall use the area of land between a building setback line and a street alignment for any purpose other than one or more of the following:

- a) a means of access;
- b) the loading and unloading of vehicles;
- c) landscaping;
- d) trade display, but in no case shall more than 10% of the area be used for trade display purposes, and any such trade display shall not be situated within 3 metres of any street alignment; and / or,
- e) the daily parking of vehicles used by employees and customers or clients, subject to the requirements of any duly adopted policy as to off-street parking.

No such area shall be used for the parking of vehicles displayed for sale or which are being wrecked or repaired, or for the stacking or storage of fuel, raw materials, products, or by-products or wastes of manufacture.

2.9 Landscaping Requirements

In connection with any application for approval to commence development in a commercial zone, the Council shall require that such landscaping be provided as the Council sees fit in the interest of amenity and orderly and proper planning.

Any landscaping required shall be provided in accordance with the provisions set out hereunder:

- a) the required landscaping shall cover a minimum of 10% of the total site area in a form approved by the Council. The calculation of this area shall include any area required as boundary landscaping and open parking facilities landscaping where off-street parking is required in accordance with the Vehicle Parking Standards policy;
- b) any landscaped area shall be separated from an adjacent vehicular area by a wall or kerb at least 150mm higher than the adjacent vehicular area or in some other manner be protected from vehicular damage;
- c) landscaped areas shall not average in width less than 1.5 metres, and shall not be continuous for more than 10 metres without a properly designed pedestrian crossing point, except where such landscaped area is adjacent to a permanent fence, or a wall of a building;
- d) the part of the area of the site required to be provided as landscaping shall not include areas which would normally be set aside for pedestrian movement;
- e) landscaped areas required by this policy shall be planted in accordance with an approved landscape plan, and within 30 days of practical completion of the development, or any relevant part thereof, as determined by the Council or at such later time as may be agreed in writing by the Council.

2.10 Service Areas

Provision shall be made for service access to the rear of a commercial building for the purpose of loading and unloading of goods unless, in the opinion of the Council, the interests of amenity and orderly and proper planning do not warrant the provision of such access.

Any service access provided shall be in accordance with the following requirements:

- a) the access way shall be so constructed that vehicles using it may return to a public thoroughfare in forward gear;

- b) if there exists a right-of-way to the rear or side of the subject lot or lots, an area shall be paved on the lot or lots so that vehicles when loading or unloading do not need to remain in the right-of-way. Such paved area shall be of such a size that if no alternative route exists, vehicles may turn so as to return to the public thoroughfare in forward gear;
- c) except as hereinafter mentioned in this paragraph, the access way shall be not less than 6 metres in width, but if the size of the subject lot or lots makes the provision of a 6 metre wide access way impracticable or unreasonable, the Council may permit an access way of a lesser width, but in no case less than 3 metres;
- d) the access way shall be designed so as to segregate service vehicles, both moving and stationary from parking areas and access ways provided for customer parking;
- e) where alternative access is provided and such access is considered acceptable by the Council, the Council may waive the requirements set out in this policy.

2.11 Refuse and Storage Areas

Provision shall be made for one or more areas for the storage of cartons, containers, or refuse.

A refuse or storage area shall be:

- a) screened from view from any public street and from within the site, and enclosed by a wall of masonry or other approved building material of not less than 1.8 metres in height;
- b) located not less than 15 metres from any residential building on an adjoining lot having a common property boundary unless it is fully enclosed;
- c) accessible to service vehicles; and
- d) not less than 9 square metres of floor area.

2.12 Maximum Floor Areas (General Commercial Zone)

Having regard to the purpose and intent of the zone, the Council shall not permit any retail or office development in the zone which has a gross leasable floor area in excess of 5,000 square metres within three kilometres of any part of the Strategic Regional Centre, and shall not permit any retail or office development in the zone which has a gross leasable area in excess of 9,500 square metres within five kilometres of any part of the Strategic Regional Centre.

2.13 Table 1 - Site Requirements

Land Use	Minimum Effective Frontage in Metres	Minimum Setback from Boundaries in Metres			Maximum Plot Ratio	Maximum Site Coverage	Other Requirements and/or Variations
		Front	Side	Rear			
Cinema/Theatre / Auditorium	15	15	6 From side streets.	6*	1.0:1	0.6	*To provide for rear service access. May be varied in special circumstances with Council approval where acceptable alternative is provided. Also refer to setback requirements in policy.
Consulting Rooms/ Medical Centre	20	7.5	3 From side streets	7.5*	0.5:1	0.5	*Shall be determined as the average setback.
Convenience Store	30	10	6 From side streets	6*	0.6:1	0.6	*To provide for rear service access. May be varied in special circumstances with Council approval where acceptable alternative is provided. Also refer to setback requirements in policy.
Fast Food Outlet	20	9	6 From side streets	6*	0.5:1	0.5	
Hotels (with accommodation) - does not include separate licensed bars or taverns	50	9	Subject to satisfactory design	Subject to satisfactory design			The minimum lot area shall be 12,000m ²
Motel	30	9	6	3			Not to exceed 2 storeys in height unless Council approves otherwise with

Land Use	Minimum Effective Frontage in Metres	Minimum Setback from Boundaries in Metres			Maximum Plot Ratio	Maximum Site Coverage	Other Requirements and/or Variations
		Front	Side	Rear			
							appropriate conditions designed to protect the environment and amenity of the surrounding locality.
Office	10	9	3 From side streets	6*	1.0:1	0.6	*To provide for rear service access. May be varied in special circumstances with Council approval where acceptable alternative is provided. Also refer to setback requirements in policy.
Restaurant	10	9	3 From side streets	6*			*To provide for rear service access. May be varied in special circumstances with Council approval where acceptable alternative is provided. Also refer to setback requirements in policy.
Service Station	30	9	3	6			
Shop	20	9	3 From side streets	6*			*To provide for rear service access. May be varied in special circumstances with Council approval where acceptable alternative is provided. Also refer to setback requirements in policy.
Showroom	15	9	3 From side streets	6*			*To provide for rear service access. May be varied in special circumstances with Council approval where acceptable alternative is provided. Also refer to setback requirements in policy.
Tavern	30	9	3 From side streets	Subject to satisfactory design			
Warehouse	15	9	3 From side streets	6*			*To provide for rear service access. May be varied in special circumstances with Council approval where acceptable alternative is provided. Also refer to setback requirements in policy.
All other commercial uses	To be negotiated with the Council at the time of an application for approval to commence development.						

3. DEFINITIONS

Commercial Zone - land zoned General Commercial or Highway Service under Local Planning Scheme No.17.

Refer to Schedule 1 of Local Planning Scheme No. 17 for land use definitions.

Document Control

Document Approvals:			
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Strategic Community Plan:			