



LOCAL PLANNING SCHEME NO. 10

LOCAL PLANNING POLICY NO 7. LOCAL SHOPPING ZONE DESIGN GUIDELINES

OBJECTIVE

To promote and maintain a high standard of commercial development and strong retail hierarchy within the Town.

APPLICATION

This policy applies to all land zoned 'Local Shopping' under Local Planning Scheme No. 10.

POLICY

All development within the 'local Shopping' zone shall comply with the following development standards:

Building setbacks

All building setbacks within the 'Local Shopping' zone shall be determined at Council's discretion, having regard to existing setbacks in the locality, the impacts of the development on the streetscape, and the provision of adequate parking and landscaping areas.

Vehicle parking

Car parking spaces shall be provided, constructed and maintained in accordance with the provisions of Part 5 of the Scheme, Town Planning Scheme Policy No. * (Parking Specifications) and the approved plan relating thereto.

Landscaping

All development within these zones shall be landscaped in accordance with the following requirements:

- a) the minimum width of front boundary landscaping shall be 2 metres, except in the case of a corner lot, in which case the minimum shall be 1.5 metres on the secondary street as nominated by Council;

- b) the minimum width of side boundary landscaping (excluding side street boundaries) shall be 1 metre, to be provided from the front boundary to the setback line; and
- c) landscaping is to be provided in accordance with Councils landscaping policy as amended from time to time, and shall be maintained by the owner of the lot thereafter.

Storage and Refuse areas

The Council may require the provision of one or more areas for the storage of refuse in a development. This area shall be:

- a) screened from view from any public street, and enclosed by a wall of masonry or other approved building material, and being of not less than 1.8 metres in height; and
- b) accessible to service vehicles.

Irrespective of whether a storage area is required for a development, no land shall be used for open storage purposes unless it is screened from view of any public street by a fence or wall built to the specifications and satisfaction of the Council.