

Title	Non Residential Uses in Residential Zones
Policy Number (Governance Purpose)	LPP 1.17



Policy Type

Local Planning Policy

Policy Purpose

There are many uses that are capable of approval under Town Planning Scheme No.3 (TPS 3) in residential zones through the use of discretion which do not consist of a dwelling. These uses include Bed and Breakfast, Childcare Premises, Civic Use, Medical Centres, Consulting Rooms, Educational Establishments, Institutional Buildings, Place of Worship, Bank, Office, Motel, Public Amusement, Reception Centre, Restaurant, Health Studio, Hospital, Convenience Store, Lunch Bar, Home Store, Commercial Vehicle Parking, Industry – Cottage and Hobby Farm.

The above uses, whilst capable of approval are not appropriate in all locations throughout all residential zones and should be strategically located and developed to meet the needs of the community, protect residential amenity and be compatible with the local area.

The purpose of this policy is to provide guidance in assessment of planning applications for development in a residential zone that does not include a dwelling where discretion is required to be exercised in the decision making process. For the purposes of application of this policy, residential zones include the 'Development' zone where a Local Structure Plan identifies the area for residential purposes.

Policy Statement

When considering planning applications for development other than a dwelling in a residential zone (excluding schools, Commercial Vehicle Parking, Home-base businesses, home occupations, Industry-Cottage and Hobby Farm uses), the following should be taken into consideration when determining the suitability of the use:

(1) Location

1. Proposed uses shall generally be located where they abut, are opposite or are in close proximity to (and can be directly viewed from) an existing or proposed Regional, District or Local Centre.
2. Proposed uses shall generally be located within 250m of any public transport bus route or 500m of a train station, measured in a straight line from any part of the route to any part of the lot.
3. Proposed uses shall generally be restricted to 'Primary Distributor' and 'District Distributor' roads and shall generally not be located on 'Regional Distributor', 'Local Distributor' or 'Access' roads.

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(2) Built Form

1. The built form of proposals shall be consistent with the height, bulk, scale and intensity of surrounding residential dwellings to ensure that the locality maintains a residential character.
2. Proposed buildings shall address the street by way of major openings, entries and provide high levels of passive surveillance.
3. Building setbacks (street and side) and heights shall be as per the residential code of the land in accordance with the Residential Design Codes of WA.

(3) Vehicle Parking

1. Vehicle parking should generally be contained on-site to avoid the likelihood of street and verge parking associated with the use.
2. Vehicle parking areas should generally be to the rear of the lot and screened from view of neighbouring residential dwellings. Some parking in the front setback of the building may be suitable.

(4) Traffic

1. Applications shall generally be accompanied by a Traffic Impact Study or Assessment to demonstrate that the surrounding road network can accommodate any additional traffic generated by the proposal. Proposals that generate traffic beyond the capacity of the surrounding road network shall generally not be supported.

(5) Noise

1. Applications shall generally be accompanied by a Noise Impact Assessment to demonstrate that the proposed use will not generate an unreasonable level of noise that may negatively impact on the amenity of neighbours.

(6) Landscaping

1. Proposals shall be compatible with the landscape and environmental qualities of the locality.
2. Quality semi-mature Landscaping should be installed to provide screening and buffers to non-residential uses.

(7) Signage

1. Signage for proposals shall be minimal and avoid the use of pylon signs, roof mounted signs, illuminated signs and any other sign that may detract from the amenity of residential neighbours.

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2. Signage for proposals shall accord with Council's Local Planning Policy 3.7 'Signage'.

(8) Lighting

1. Lighting of the building and any car parking area shall be designed and constructed to ensure that it complies with AS4282 Control of the obtrusive effects of outdoor lighting and does not detract from the amenity of neighbours.

(9) Waste

1. Waste storage and collection shall be considered as part of the proposal. Any proposed bin storage area shall be designed and located so that it does not detract from the amenity of neighbours.

Strategic Link:	Town Planning Scheme No. 3
Category	Planning - Town Planning & Development
Lead Business Unit:	Statutory Planning
Public Consultation: (Yes or No)	Yes
Adoption Date: (Governance Purpose Only)	12 November 2024
Next Review Due: (Governance Purpose Only)	November 2026
ECM Doc Set ID: (Governance Purpose Only)	7633670