

13.07

26/05/2020
VC175

AMENITY, HUMAN HEALTH AND SAFETY

13.07-1S14/01/2025
VC237**Land use compatibility****Objective**

To protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.

Strategies

- Ensure that use or development of land is compatible with adjoining and nearby land uses
- Avoid locating incompatible uses in areas that may be impacted by adverse off-site impacts from commercial, industrial and other uses.
- Avoid or otherwise minimise adverse off-site impacts from commercial, industrial and other uses through land use separation, siting, building design and operational measures.
- Protect commercial, industrial and other employment generating uses from encroachment by use or development that would compromise the ability of those uses to function safely and effectively.

Policy documents

Consider as relevant:

- *Separation Distance Guideline* (Environment Protection Authority, August 2024)
- *Landfill Buffer Guideline* (Environment Protection Authority, August 2024)

13.07-1L-01 Amenity

18/06/2021
C180bays

Strategies

Design commercial buildings at the interface between business and residential precincts to respect the amenity of existing residential uses, particularly in relation to overlooking, overshadowing, noise generating uses and equipment.

Encourage the preparation of master plans for all schools, hospitals, retirement villages and other large institutions to provide greater certainty for both institutions and surrounding residents particularly regarding hours of operation and the provision of parking and drop off areas.

Regulate hours of operation of community facilities and services if necessary to minimise amenity impacts on residential amenity.

13.07-1L-02 Discretionary uses in residential areas

04/05/2022 --/--/---
 V6240 Proposed GC246

Policy application

This policy applies to an application to use or develop land for a discretionary use in a residential zone, excluding land in the Cheltenham Suburban Rail Loop East Structure Plan Area.

Objectives

To ensure that development responds to the preferred neighbourhood character.

To support discretionary uses in residential areas that serve a local need and do not adversely affect residential amenity.

Location, siting, built form and design strategies

Encourage discretionary uses to locate on sites that:

- Abut a Transport Zone 2 or Transport Zone 3 or collector road.
- Are on a corner.
- Are located on the periphery of commercial areas or adjacent to other discretionary uses to provide a transition between commercial and residential areas.
- Are located near similar community and support facilities.
- Are located within walking distance of public transport and promotes safe and convenient pedestrian access.

Encourage site consolidation where needed to provide adequate on-site parking, landscaping and setbacks.

Encourage use and development that respects the prevailing built form, scale and materials and finishes of surrounding buildings and responds to the preferred neighbourhood character.

Encourage the retention of an existing dwelling.

Design vehicle parking and access areas so they do not form a dominant element in the streetscape.

Locate car parking at the rear of the premises where possible.

Retain existing trees and garden areas on the site.

Location, siting, built form and design policy guidelines

Consider as relevant:

- Front setbacks consistent with the prevailing setbacks in the area and meet requirements at Clause 54.03, Standard A3.
- Setbacks from side and rear boundaries in accordance with the setback provisions contained in Clause 54.04, Standard A10.
- Any increase in building height is transitional and represents a height increase of no more than one storey above the prevailing building height.
- Front fencing at a maximum of 1.2 metres in height. Where Child care centres proposed play areas within the front setback, fencing should not exceed the minimum height required by any relevant legislation.
- A minimum landscape buffer of 2.0 metres from the side and rear boundaries where car parking abuts an adjoining residential property.
- A minimum landscape buffer of 3 metres from the front boundary where car parking is located in the front setback unless a narrower buffer can achieve the same density, height and width of screen planting as the minimum buffer.

Traffic and carparking strategies

Provide on-site parking that adequately caters for the needs of the use.

Design off street parking areas to allow for entry and exit to the site in a forward direction and restrict the number of vehicle access points.

Provide dedicated pickup/drop off areas for Child care centres.

Support uses that will generate traffic movements appropriate to the street and the locality and will not adversely affect existing traffic patterns and safety.

Traffic and carparking policy guidelines

Consider as relevant:

- Providing car parking as follows:
 - For medical centres: five car parking spaces per practitioner.
 - For child care centres: 0.7 car parking spaces per full time staff member (on site at any one time) and 0.1 car parking spaces per child enrolled.
- Providing at least one disabled car space, with a minimum width of at least 3.2 metres.
- Restricting the number of vehicle access points to one unless two access points are required for the safe, convenient and efficient movement of vehicles.

Sign strategies

Limit signs to what is required for identification purposes.

Minimise sign lighting and only use it when required during business hours.

General amenity strategies

Locate, manage or design uses so that nearby residential properties are not subjected to unreasonable levels of noise.

Design and site waste storage and collection areas in a way that does not prejudice the amenity of nearby residential properties or visually impact the streetscape.

Limit hours of operation so the use does not have an adverse impact on the amenity of the existing residential area including the timing of waste collection.

General amenity policy guidelines

Consider as relevant:

- Acoustic treatments such as acoustic fencing where necessary to mitigate unreasonable noise impacts.
- Limiting hours of operation as follows:
 - Child care centres
 - Monday – Friday – 7am to 7.30pm
 - Medical centres
 - Monday – Wednesday 8am – 7pm
 - Thursday – Friday 8am – 9pm
 - Saturday 8am – 1pm
 - Sunday and public holidays – closed
- Whether the locational characteristics of the site, proximity to sensitive residential areas or the potential for off-site impacts should allow for greater or reduced operating hours.

13.07-2S

26/10/2018
VC152

Major hazard facilities

Objective

To minimise the potential for human and property exposure to risk from incidents that may occur at a major hazard facility and to ensure the ongoing viability of major hazard facilities.

Strategies

Ensure major hazard facilities are sited, designed and operated to minimise risk to surrounding communities and the environment.

Consider the risks associated with increasing the intensity of use and development within the threshold distance of an existing major hazard facility.

Apply appropriate threshold distances from sensitive land uses for new major hazard facilities and between major hazard facilities.

Protect registered or licenced major hazard facilities as defined under Regulation 5 of the Occupational Health and Safety Regulations 2017 from encroachment of sensitive land uses.

13.07-3S

28/09/2020
VC183

Live music

Objective

To encourage, create and protect opportunities for the enjoyment of live music.

Strategies

Identify areas where live music venues are encouraged or where there are high concentrations of licensed premises or clusters of live music venues.

Implement measures to ensure live music venues can co-exist with nearby residential and other noise sensitive land uses.

Policy guidelines

Consider as relevant:

- The social, economic and cultural benefits to the community of:
 - Retaining an existing live music venue.
 - The development of new live music entertainment venues.
 - Clustering licensed premises and live music venues.