

## Local Planning Policy 3.7: Local Shops

### INTRODUCTION

A local shop is classified under the Town Planning Scheme as a 'SA' use in a Residential zone (refer to Local Planning Policy 1.2: Public Notification and Advertising Procedures). While there has been little demand in the recent past for such development outside commercial centres, the Scheme recognises there may be sites within the Residential zones where such services may be appropriate. However, in designating such development as a 'SA' use the Scheme also recognises the need for community consultation and the potential for incompatibility with adjacent residential development, as well as the potential unsuitability of some sites for other reasons.

### DEFINITION

Local shop means a shop in which the only goods offered for sale are a combination of foodstuffs, toiletries, stationery, or goods of a similar domestic nature intended for the day to day consumption or use by persons living or working in the locality of the shop, and may include the preparation and sale of food for consumption on the premises where this is incidental to the predominant use of the land.

### AIM

To provide guidance on the siting, location and development of local shops, which may be appropriate within Residential zones.

### POLICY

In considering an application for a local shop in a Residential zone, the Council shall take into consideration the following criteria:

#### 1. Retail impact

Where there are existing local shopping facilities within the vicinity (2 kilometres) of the site, the Council will have regard to the impact of any additional shopping facilities on the existing outlets and will take into consideration the need for additional shops.

#### 2. Traffic and access

Local shops should be situated on a local distributor road, from which vehicular access can be gained without significant disruption to the safety and free flow of traffic. Unless on-street parking can be provided without affecting the safety and amenity of the area, off-street parking should be provided with direct access from the street, and so located and designed to encourage its use in preference to on-street parking (refer to point 4 below).

#### 3. Pedestrian access

Local shops should be located so as to enable safe and convenient access by pedestrians and cyclists from the surrounding area. In general this would preclude sites on or adjacent to major traffic thoroughfares where pedestrians and cyclists are likely to be encouraged to cross the road, thereby increasing the potential for traffic accidents. For the purposes of this policy, it is assumed a local shop would have a pedestrian catchment of 800 metres.

#### **4. Parking**

Parking shall be provided in accordance with Local Planning Policy 3.13: Parking, and where parking bays are to be provided off-street, a landscaping strip with a minimum width of 1.0 metre shall be provided and maintained between the parking area and the street alignment(s). Suitable barriers shall be provided to protect the fencing of any properties situated adjacent to any parking areas.

#### **5. Scale of retail outlet**

In considering the size of any local shop, the likely demand for services in the location proposed shall be taken into account, but generally the net lettable area of the shop shall not exceed 100 m<sup>2</sup>.

Adopted: 13 October 2009

Amended: 26 March 2019 (DV19.29)