

Commercial Impact Assessment Planning Scheme Policy

Contents

- 1 Introduction
- 2 Commercial Development Impact Assessment Reports
 - 2.1 Summary and conclusions
 - 2.2 Economic impact assessment
 - 2.3 Infrastructure report
 - 2.4 Public transport impact and adequacy
 - 2.5 Traffic impact
 - 2.6 Urban character and design
 - 2.7 Amenity impacts
 - 2.8 Social impacts
 - 2.9 Environmental impacts

1 Introduction

Under the Act, the Integrated Development Assessment System allows for Council and other referral agencies to request additional information to assist in assessing a development proposal.

Additional information, in the form of a Commercial Development Impact Assessment Report as part of the general planning report, will be requested by the assessment manager and/or a referral agency to assist in assessing proposals where called up in this Plan, such as those listed in *Table 1*.

A Commercial Development Impact Assessment Report will not be requested for Centre Activities where less than 250m² in gross floor area in a Residential Area.

To enhance the smooth and quick assessment of these types of development proposals, applicants are

encouraged to provide this additional information up front in the form of a Commercial Development Impact Assessment Report as part of their development application.

The Plan clearly articulates that the following are inappropriate:

- out-of-Centre development, or
- the expansion of existing Centres in a form that does not advance cohesive centre development or link to adjoining facilities.

Such proposals are not to compromise the Plan's intent of:

- enhancing the vitality and viability of existing Centres
- locating major generators of travel in existing Centres where access by a choice of means of transport, not only by car, is easy and consistent
- making efficient use of infrastructure.

Where a proposed development is found to satisfy the test of overwhelming community need as set out in this policy, but cannot locate within an existing Centre within the life of the Plan, the preferred location for such development is on sites at the edge of Multi-purpose Centres in circumstances where the development will not entail major impacts on amenity and can be integrated with the existing Centre.

The only possible exception to this is development of the scale of retail warehouses in excess of 2,000m² gross floor area. Location in other than in-Centre or edge-of-Centre locations will only be considered as a last resort where overwhelming community need has been demonstrated and no other alternative suitable in-Centre or edge-of-Centre location is available.

In preparing the report, community consultation will be requested. The **Consultation Planning Scheme Policy** recommends how this consultation should be undertaken.

Table 1 Development requiring a Commercial Development Impact Assessment Report

Type of development	In what locations or circumstances
Commercial, e.g. shop or office development	Outside of the Multi-purpose Centre except where on a site identified in a Local Plan as a desirable Centre location
Commercial expansion proposals	In a Multi-purpose Centre, where inconsistent with an adopted concept plan for the Centre
Centre Activities where non-residential development on any site over the preceding 3 year period would cumulatively add more than 20% of gfa or 6,000m ² (whichever is greater)	In a Centre

2 Commercial Development Impact Assessment Reports

The Commercial Development Impact Assessment Report is intended to provide detailed information on:

- the proposal
- the potential economic, public transport, traffic, urban character and design, amenity, social, environmental and infrastructure impacts of the proposal
- community need and impact on the City Plan
- the measures proposed to avoid or minimise adverse impacts.

The report is to consist of two parts:

- the main text of the document that is to be written in a clear and concise manner so as to be readily understood by general readers
- the appendices that contain detailed technical information.

The report is to be written so that any conclusions reached can be independently assessed. The document is to answer the questions of relevance from the following guidelines (Sections 2.1 to 2.9) and focus on the salient features of a proposal and the economic, infrastructure, public transport, traffic, urban character and design, amenity, social, environmental and community need issues associated with it. Any feasible alternatives are to be discussed in sufficient detail so that the reasons for selection of the preferred option can be clearly seen.

The document is to include references and list individuals and organisations consulted. Relevant maps, diagrams and figures are to be included where necessary and the detailed technical information contained in the appendices is to be clearly cross-referenced in the main text.

The report could include the following information.

2.1 Summary and conclusions

Prepare a summary that is easy to read but at the same time conveys a thorough understanding of the project and its implications.

The report is to weight the impact of the development in relation to whether or not it:

- progresses the realisation of the Plan's Desired Environmental Outcomes, Centres Policy and Strategic Plan intents
- prejudices or delays desired development at existing Centres.

This assessment is also to weight the impact of the development on existing Centres, including:

- the extent to which the development would put at risk the strategies for enhancing the economic vitality of existing Centres
- the likely effect on future private investment needed to safeguard the vitality and viability of existing Centres
- changes to the quality, attractiveness and character of existing Centres and to their role in the economic and social life of the community
- changes to the physical condition of existing Centres
- changes to the range of services that existing Centres will continue to provide
- likely increases in the number of vacant properties in existing Centres.

An assessment of the effects on nearby Centres if the proposed development did not occur is also to be analysed.

Community need

This summary is to provide a conclusion of the community need for the proposal and the impact of the proposal on the Plan. In order to reach this conclusion the investigation would need to involve undertaking an assessment of the results of the following surveys and analysis to determine whether or not there is an overwhelming community need for the development, which cannot be met within the life of the Plan in an in-Centre location.

2.2 Economic impact assessment

Undertake an employment, floor space, mix and turnover analysis for the proposed development and all other developments within its catchment on the basis of statistically accurate shopper surveys undertaken and supplied by the applicant.

Include companion analysis of tenant occupancy costs against industry benchmarks.

The report will need to demonstrate that on balance the proposed development will not have a significant adverse effect on the economic viability of existing Centres.

2.3 Infrastructure report

Identify the necessary infrastructure required to ensure the proposal can operate efficiently and effectively and the cost of providing this necessary infrastructure.

The report will need to demonstrate that the necessary infrastructure is already incorporated in Council's forward capital works program. Alternatively, the applicant must submit an infrastructure agreement through which it undertakes to fund the necessary infrastructure.

2.4 Public transport impact and adequacy

Undertake a survey and analysis of the impacts of the proposed development on the public transport system, including:

- adequacy of existing infrastructure provision
- capital and recurrent cost to public transport providers to meet demand and provide real modal choice to users of the proposed development.

The report will need to demonstrate that necessary infrastructure is in place and/or recurrent expenditure is already budgeted by Council. Alternatively, the applicant must submit an infrastructure agreement through which it undertakes to fund the necessary infrastructure or recurrent expenditure.

2.5 Traffic impact

Prepare a transport/land use report in accordance with the guidelines in the **Transport, Access, Parking and Servicing Planning Scheme Policy**. As part of this, undertake a survey and analysis of the road, cycleway and pedestrian network required to service the development, including the cost of provision or upgrading.

Undertake analysis of:

- internal car parking and servicing requirements
- access to the site and development
- pedestrian, bike and vehicular separation and safety.

The report will need to demonstrate that the development is easily and safely accessible for pedestrians, cyclists and disabled people from the surrounding area. It will need to show that the site is genuinely accessible by modes other than private vehicles, so that a significant proportion of customers and staff will be able to get to the development by means other than a car. The likely proportion of customers who would arrive by car must be determined.

2.6 Urban character and design

Undertake analysis of:

- levels, building heights, layouts and design to determine interconnection with surrounding development
- adequacy of disabled access
- levels of safety and security

- thematic design, visual impact and contribution to the Centre and surrounding development.

Include a specific assessment of landscaping, public spaces, activity spines and built form.

The report must demonstrate that the highest standard of urban design and integration of the development with the surrounding locality will be achieved.

2.7 Amenity impacts

Assess noise, dust, illumination, smell, visual intrusion, shadowing and perceptual amenity impacts during both construction and operation.

The report must demonstrate that the proposed development will on balance improve the amenity of the locality.

2.8 Social impacts

Undertake a Community Impact Assessment (refer to the **Community Impact Assessment Planning Scheme Policy**), including:

- an analysis of the range of services proposed to be provided in the development and whether the needs of particular sectors of the community have been adequately addressed
- potential of the development to promote errant social behaviour and the manner in which this can be remedied by layout, design and service provision
- impacts of the development on the level of social services provided at other Centres.

A comprehensive community consultation exercise as detailed in the **Consultation Planning Scheme Policy** will be appropriate for this assessment.

The report must demonstrate that on balance the proposed development and its operation is unlikely to have any adverse social impact.

2.9 Environmental impacts

Undertake a Environmental Impact Assessment (refer to the **Environmental Impact Assessment Planning Scheme Policy**), including:

- recommendations to mitigate impacts on the natural environment, including air quality, water quality, catchment management and endangered flora and fauna
- if necessary, preparation of an Environment Management Plan to address any adverse impacts.

The report must demonstrate that the proposed development will create no major environmental impact and mitigates all other environmental effects.