

Impact Assessable Uses Planning Scheme Policy

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 as part of a general planning report will be requested by the assessment manager and/or referral agency to assist in assessing development in the circumstances outlined in *Table 1*. This information should demonstrate how the guidelines below have been met and how the general considerations for assessment of impact assessable uses set out in Chapter 3 of the Plan have been addressed.

To enhance the smooth and quick assessment of these types of development proposals, applicants are encouraged to provide this additional information up front as part of their development application.

2 Assessment of impact assessable uses

Table 1 identifies uses that are impact assessable in particular Areas. These uses are anticipated in the Area, but do not have a specific Code against which they are assessed.

The table provides guidelines against which an assessment of the appropriateness of such a use would be undertaken. These considerations are in addition to the general considerations for assessment of impact assessable uses set out in Chapter 3 of the Plan.

Further uses may be added to this table over time to assist in the assessment of impact assessable development.

Table 1 Guidelines for impact assessable uses

Use	Area	Guidelines for assessment
Shop or office	Any Residential Area or the Emerging Community Area	<p>Site location:</p> <ul style="list-style-type: none"> is only located on either a district access or suburban route, with no boundary to an arterial route is not located adjoining a Multi-purpose Centre or within 400m walking distance from the perimeter of a Multi-purpose Centre does not promote incremental extensions of one or more centre uses <p>Site design and proposed use:</p> <ul style="list-style-type: none"> has a gross floor area that does not exceed 250m² does not involve the sale of items that are restricted to sale to people over 18 years of age, other than cigarettes, alcohol and lottery/scratch-it type tickets serve local community needs has sufficient on-site car parking and servicing to ensure the proposal does not cause on-street parking problems or a traffic hazard