

Commercial Development

1. Objectives

The objectives of these controls are to:

- ensure that commercial development is carried out in such a way as to protect and enhance the environmental quality of the Shire
- encourage development that reinforces the “country town” character of urban Temora
- guide owners, developers and the wider community to the standards required by Council in the planning and design of commercial developments
- assist applicants in the compilation and submission of development applications
- promote and encourage commercial development within the Shire of Temora
- maximise the utilisation of services for commercial development
- ensure the most efficient use of commercial land while safeguarding environmental factors through careful site planning

2. Definition of commercial development

The *Temora Local Environmental Plan 2010* provides for a range of commercial type land uses.

These include, but are not limited, to *Business premises; Child care centres; Community facilities; Educational establishments; Entertainment facilities; Function centres; Information and education facilities; Office premises; Places of public worship; Registered clubs; Retail premises; Service stations; Shop top housing; Tourist and visitor accommodation; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals*

3. Specific Development Controls

Building Setbacks

Land within Zone No B2 Local Centre is generally permitted to have a zero building line.

Setbacks for the erection of buildings in residential and other zones, for commercial purposes (where permitted), will depend on the location and use of the building. Where it can be demonstrated hardship would occur in complying with any non-mandatory set back Council is prepared to consider alternative methods to achieve the desired result.

Aesthetics, streetscape, building design and materials

Council has adopted the following general principles for the design and development of all commercial development.

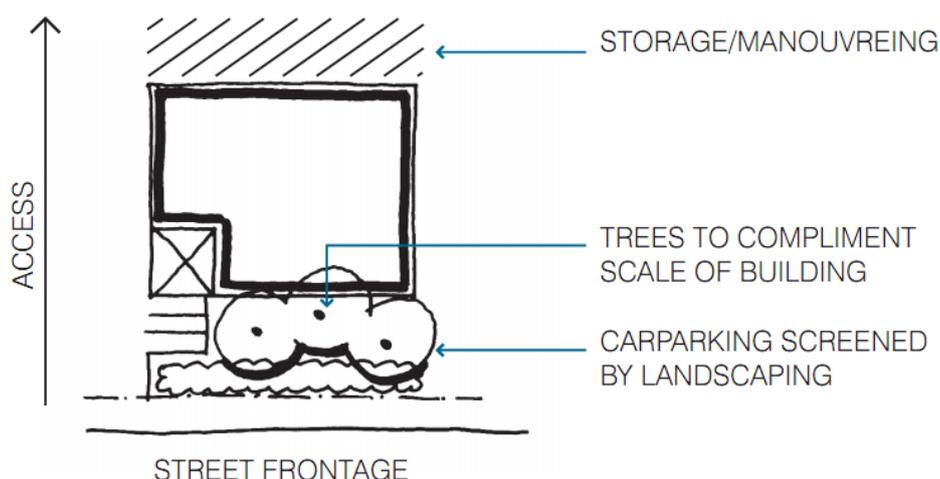
These principles are to:

- encourage good building design
- address street context and streetscape in building design
- ensure consistency in the use of building materials and existing streetscapes

Depending on the nature, type and location of the commercial development, the proposal may be referred to the Temora Main Street Committee, for comment.

The front façade of any commercial development building is to be constructed of an approved material such as face brick, decorative masonry block, glass, etc. Other types of materials will be considered on merit taking into consideration aesthetics and the streetscape in the immediate area.

Where corner developments or intermittent industrial blocks are involved, the front façade treatment shall extend 5 metres down each side.



Heritage items and Temora Heritage Conservation Area

Section C Development Controls – Heritage and Conservation will apply to commercial development of heritage items or buildings/land within the Temora Heritage Conservation Area.

Commercial Food Premises

Section C Development Controls – Food Premises Fitout and Construction will apply to commercial development of any food premises

Commercial Regulated Premises

Any commercial activities carried out in premises identified in the Public Health Act, 1991 (e.g. hairdressing salons, barber shops, beauticians, mortuaries, etc), are to be carried out in accordance with that Act and regulations. Regulated premises are inspected routinely, and Council charges an inspection fee, which is calculated in accordance with Council's Fees and Charges Policy.

Nuisance

Any business will not interfere with the amenity of the locality be reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, waste water, waste products or grit, oil or otherwise.

Use of Council's footpaths

Any goods display or use of the footpath for outdoor dining will comply with the requirements of *Section C Development Controls – Activities in Public Places*.

Storage of material/goods/rubbish

Materials, goods, rubbish, etc., are to be stored within the curtilage of the building at all times; or within suitable screened enclosures within the land. Waste material is to be stored in appropriate receptacles, and removed on a regular basis so as to not provide a harbour for vermin.

Use of a commercial building or premises

The use of a commercial building or premises requires approval from Council prior to occupation unless the use has been identified within a development application. Any changes in use may require separate approval from Council, if the use is different to the business currently occupying the building or premises.

Car parking and loading/unloading

Car parking and loading and unloading for commercial development is to comply with *Section C Development Controls - Car Parking*

Consolidation of land

Commercial development over two or more lots will require the consolidation of those lots into a single title with the Register General of the Land Titles Office. Consolidation is to be completed prior to occupation of the development.

4. Relevant Section C - Development Controls

The following other parts of *Section C – Development Controls* relevant to Commercial Development include:

- *Activities in Public Places*
- *Car Parking*
- *Contaminated Land*
- *Engineering Standards*
- *Erosion and Sediment Control*
- *Flood Prone Land*
- *Food Premises Fitout and Construction*
- *Heritage and Conservation*
- *Landscaping*
- *Notification of Development Applications*
- *Sewage Management*
- *Signage*
- *Subdivision*
- *Village Development*