

Corner Stores

<i>Policy Owner:</i>	Planning and Development Services
<i>Distribution:</i>	All employees
<i>Implementation:</i>	1 July 1999
<i>Reviewed:</i>	14 December 2004, Item No: PD01-12/04
<i>Next Review:</i>	December 2006

Objective

To provide for and maintain a well-spaced distribution of corner stores in residential areas which allows for a convenient and accessible service for local residents to purchase convenience goods.

Statement

The introduction of corner stores into residential areas should generally act to enhance the amenity and lifestyle offered by residential areas. In newer residential areas where the locations of corner stores are determined early in the planning process residents moving into the area will be aware of the corner store proposal and little opposition is anticipated.

It is likely however that proposals to locate corner stores in existing developed areas may, in some cases, meet opposition from residents immediately adjacent to the proposed sites. In respect to this, the protection of local amenity and residential safety should be carefully considered.

In considering applications for approval of permanent corner stores, Council shall also have regard to the following:

- 1 The store should be located to serve approximately 200 homes or more and should generally be no nearer than 500 metres from other corner stores, Local and Neighbourhood Centres and District Level Shopping Centres. In some limited instances where a store is proposed near to medium or high density housing, it may be appropriate to consider the location of such applications on their merit.
- 2 Wherever possible the location of potential corner stores should be identified at the structure planning stage and should form part of approved structure plans. Corner stores should be strategically located to provide a service with a different function to that of Local Shops and Neighbourhood Centres.

The nature of corner stores should encourage a local, highly accessible pedestrian and bicycle orientated small concentrated catchment providing a range of daily consumables. As such, these stores should be planned so that they link with walking and bicycle paths.

- 3 Corner stores must be attached to a residential dwelling and while there is no specific building design criteria, a zero street setback is considered acceptable given the proposed use.

A maximum gross floor area for the store of 100m² which includes storage is applicable. This will help restrict the store to a size considered acceptable for the residential zone with respect to maintaining the amenity of nearby residents.

- 4 All corner store applications will need to be accompanied by a Signage Strategy. Signage should be designed to maintain the amenity of nearby residential areas.
- 5 Compressors for freezer units etc should be located in a position that does not interfere with adjacent residents in terms of generating any noise issues.
- 6 Four parking bays should be provided per corner store. Where possible they should include two verge bays on each side of the adjacent roadway or corners. Consideration should also be given to the servicing of the store in terms of delivery of goods.
- 7 Corner stores need not necessarily be located on street corners. Each individual corner store application should be assessed as to the impact on adjacent traffic movements. Where corner stores are located on corner lots, they should only be located where neither road is a cul-de-sac. It is envisaged that if located on a cul-de-sac corner, vehicles will use the cul-de-sac head to turn, thus causing a loss of amenity for residents.

Responsibility for Implementation

Manager Planning Services

Manager Development and Health Services