

Draft Mistful Park Commercial Precinct DCP Section (Amendment 8)

8.8 Mistful Park Commercial Precinct

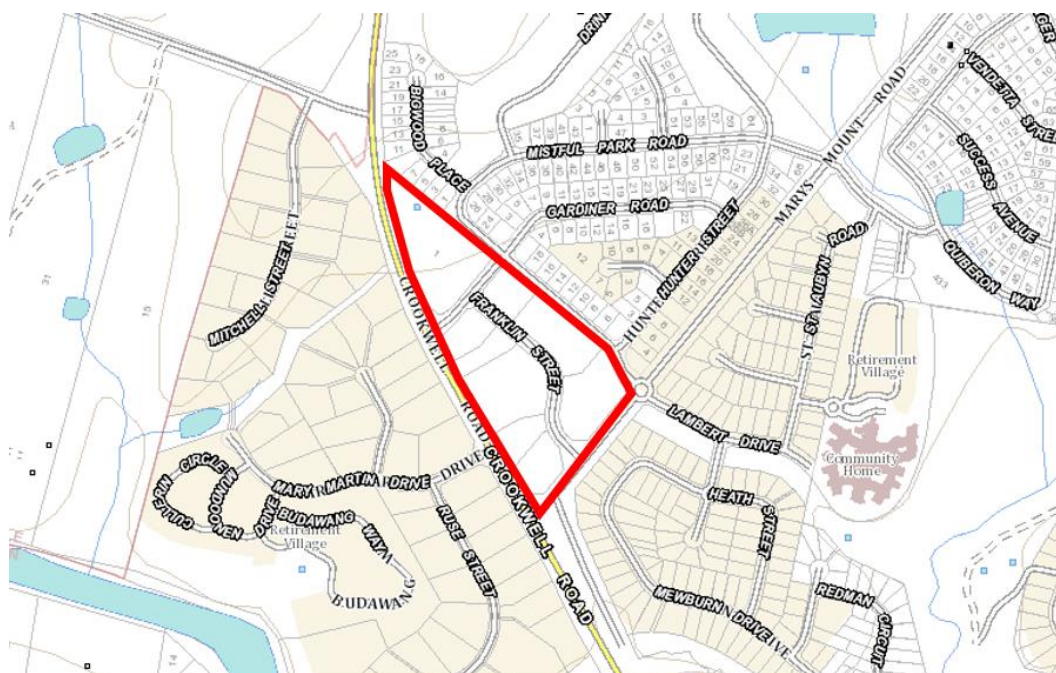
Objectives

- To facilitate the provision of commercial and retail services to the immediate surrounding community and commuters on Crookwell and Marys Mount Road.
- To ensure that Goulburn's existing CBD remains the primary centre for business and commerce in Goulburn.
- To facilitate medium density living close to commercial services in Mistful Park.
- To ensure that medium density residential development adequately provides for landscaping, design and car parking

8.8.1 Land to which Plan applies

This Plan applies to the land on the map shown as **Figure 8-8-1**.

Figure 8-8-1: Land to which Plan applies – *Mistful Park Commercial Precinct*



8.8.2 Development Potential

The Land has been zoned to facilitate the development of a small commercial centre and medium density housing, with accommodation also allowed on Lot 6 DP1220973 (**Figure 8-8-2**).

Figure 8-8-2 Indicative zone map



Based on existing approvals, floor space ratio restrictions and current plans for the site, development identified as suitable for the land zoned as B2 Local Centre includes:

- A mid-size supermarket of around 1500m²;
- Three (3) retail tenancies ancillary to the supermarket which may not require trade waste with a combine floor space of approximately 250m²;
- Seven (7) commercial tenancies that do not require trade waste with a cumulative floor space of approximately 1000m²
- Two (2) medical tenancies of any size;
- A take-away food and drinks premises;
- A car wash; and
- A petrol/service station.

The land zoned R3 Medium Density Residential is suitable for medium density housing given that it would be within walking distance from future commercial services, Riverside Park and public transportation. Low density residential development would also constitute a highly inefficient use of the land.

Lot 6 DP 1220973 is suitable for the development of camping grounds or caravan park in the near term, whilst remaining open for the development of a more permanent tourist or visitor accommodation and medium density housing in the future.

8.8.3 Restriction on commercial development

Council will only grant consent to commercial development that is beyond or significantly different to the commercial development indicated in 8.8.2 if an economic impact assessment is prepared and demonstrates, to the satisfaction of Council, that the development does not pose a significant threat to the commercial viability of Goulburn's CBD and its businesses. For the avoidance of doubt, an economic impact assessment is not required for development that does not cause the cumulative floor space of commercial development in the Mistful Park Commercial Precinct to exceed 3500m², assuming that it consists primarily of:

- a) A mid-size supermarket of around 1500m²;
- b) Approximately three (3) retail tenancies, which may or may not require trade waste, with a combine floor space of approximately 250m²;
- c) Approximately seven (7) commercial tenancies that do not require trade waste with a cumulative floor space of approximately 1000m²; and
- d) A take-away food and drinks premises of approximately 550m².

But not including:

- e) Two (2) medical tenancies;
- f) A childcare facility;
- g) A car wash;
- h) A petrol/service station;
- i) Any accommodation or residential development.

It is recommended that the developer liaise with Council prior to the preparation of an economic impact assessment in order ensure that it is completed to the satisfaction of Council. If the economic impact assessment fails to address any key concerns raised by Council, then it may not be accepted.

8.8.4 Additional and alternative requirements for medium density residential development and tourist and visitor accommodation

To facilitate the orderly development of medium density housing in Mistful Park the following alternative controls apply and exceed to the extent of any inconsistency with any other part of this Plan:

Height	Development for the purposes of medium density residential housing or tourist and visitor accommodation must not exceed three (3) storeys in height.
Siting	Accesses and entries to any dwellings or tourist and visitor accommodation proposed must face towards Box Avenue and/or Franklin Street.
Private open space/communal open space	<p>For multi storey residential flat buildings, dwellings on ground level should have private open space of at least 25m² with a minimum length and width of 4m.</p> <p>For multi storey residential flat buildings, dwellings not on ground level must have access to balconies extending out of living areas in a northerly direction with a minimum depth of 2m.</p> <p>Multi storey residential development should provide between 25 and 35% of the site area as communal open space.</p>

	For attached or semi-detached residential development, between 40m ² of private open space must be provided with a minimum length and width of 4m.
Landscaping	<p>Development for the purposes of tourist and visitor accommodation should set aside between 25 and 35% of the site area for landscaping.</p> <p>Landscaping for the purposes of communal open space must provide for a variety of plantings and must not consist of large impermeable surfaces so as to minimise run off and the heat island effect.</p>
Parking and access	<p>Parking for the purposes of multi dwelling housing must be provided at the alternative rate of:</p> <ul style="list-style-type: none"> • 1 space per 1 or 2 bedroom unit (including studio units) • 2 spaces per each unit with 3 bedrooms or more. • 0.25 spaces in visitor parking per dwelling. <p>Where parking cannot be provided without non-compliance with open space or land scaping requirements, it must be provided either underground or under the building, provided that sufficient screening is provided.</p> <p>If secure parking or storage facilities are to be provided, they must be adequately screened from view from the street.</p>