

PC54 Commercial and Industrial - Comparison of Provisions

The below table provides a comparison of the draft proposed Objectives, Policies, Rules and Standards for the proposed Commercial and Industrial Zones

	City Centre Zone	Town Centre Zone	Local Centre Zone	Neighbourhood Centre Zone	Mixed Use Zone	General Industrial Zone
Objectives						
Objective 1 Purpose of the Zone	The City Centre is Upper Hutt's principal commercial, civic and cultural centre. It is vibrant and attractive and accommodates a wide range of commercial, community, recreational and residential activities.	The Town Centre Zone is a medium to large scale commercial centre that services the needs of the immediate and neighbouring suburbs and accommodates a wide range of commercial and community activities as well as residential activities.	Local Centres are medium scale commercial centres that service the needs of the surrounding residential catchment and accommodate a range of medium scale commercial and community activities as well as residential activities.	Neighbourhood Centres are small-scale commercial sites and centres that service the day-to-day needs of surrounding residential neighbourhoods. They accommodate a range of small-scale commercial and community activities as well as residential activities.	The Mixed Use Zone accommodates a wide range of activities, including commercial, recreational, entertainment, large format retail and car focused activities as well as compatible light industrial activities and residential activities. The non-residential activities service the needs of business and surrounding residential catchments.	The General Industrial Zone accommodates a range of industrial activities and provides industry related employment and development opportunities. Supports the wellbeing and prosperity of Upper Hutt. Does not compromise the strategic role and function of the CCZ or other Commercial and Mixed Use Zones. Industrial activities are protected from reverse sensitivity effects from more sensitive activities and from the encroachment of other non-industrial activities that are provided for and expected to locate in the Commercial and Mixed Use Zones.
Objective 2 Character and Amenity Values of the Zone	The City Centre is characterised by a compact built form that reflects the high density urban environment. Buildings and open spaces are of high quality, well-designed and create an attractive place to visit, work or live. Active and attractive street frontages create a lively environment with a strong pedestrian focus.	The Town Centre Zone is a vibrant, attractive and safe urban environment that is characterised by high density urban development, well-designed buildings and high quality public spaces.	Local Centres are safe and attractive urban environments. The built environment is of a scale that reflects and contributes positively to the medium to high density surrounding residential environment.	Built development in the Neighbourhood Centre Zone is of low to medium density and reflects the anticipated character of the surrounding residential neighbourhood. It is well-designed and contributes positively to the residential environment.	Mixed Use Zones are vibrant, attractive and safe urban environments. The built environment is well-designed, reflects the wide mix of activities and is generally of a medium to high scale and density.	The General Industrial Zone is characterised by large footprint utilitarian buildings on large sites and large yard areas. Buildings and outdoor storage areas are located, designed and screened to manage any adverse effects on neighbouring Residential or Open Space and Recreation Zones. Frontages along identified roads are landscaped to provide streetscape and amenity values.
Objective 3 Managing Effects at the Zone Interface	Use and development manage potential adverse effects on the amenity values of adjoining sites in Residential or Open Space and Recreation Zones.	Use and development are of an appropriate scale and manage potential adverse effects on the amenity values of adjoining sites in Residential and Open Space and Recreation Zones.	Use and development within the Local Centre Zone are of an appropriate scale and manage potential adverse effects on the amenity values of adjoining sites in Residential or Open Space and Recreation Zones.	Use and development within the Neighbourhood Centre Zone are of an appropriate scale and proportion for the zone and the surrounding residential environment and have minimal adverse effects on the amenity values of adjacent sites in Residential Zones and Open Space and Recreation Zones.	Use and development are of an appropriate scale and manage potential adverse effects on the amenity values of adjoining sites in Residential or Open Space and Recreation Zones.	Use and development manage potential adverse effects on the amenity values of adjoining sites in Residential or Open Space and Recreation Zones.
Policies						
Policy 1 Appropriate Activities	Enable activities that are compatible with the anticipated purpose, character and amenity values of the City Centre Zone. Encourage small scale activities with a strong pedestrian focus to locate along roads with active street	Enable appropriate activities that 1. Are compatible with the anticipated purpose, character and amenity values of the Town Centre Zone;	Enable appropriate activities that: 1. Are compatible with the anticipated purpose, character and amenity values of the Local Centre Zone;	Enable appropriate activities that: 1. Are compatible with the anticipated purpose and character of the Neighbourhood Centre Zone;	Enable appropriate activities that 1. Are consistent with the anticipated role, function and character of the Mixed Use Zone; 2. Provide employment and services to businesses and	Enable use and development that is compatible with the purpose, character and amenity values of the General Industrial Zone.

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	frontage requirements to create a vibrant interface and active public space.	<ol style="list-style-type: none"> 2. Service the needs of the immediate and surrounding suburbs; and 3. Minimise any adverse effects on the amenity of adjoining residential, recreational and open space sites. 	<ol style="list-style-type: none"> 2. Service the needs of the surrounding residential catchment; and 3. Minimise any adverse effects on the amenity of adjoining residential, recreational and open space sites. 	<ol style="list-style-type: none"> 2. Provide for the day-to-day needs of the immediate residential neighbourhood; and 3. Minimise any adverse effects on the amenity of adjoining residential, recreational and open space sites. 	<ol style="list-style-type: none"> surrounding residential catchments; and 3. Minimise any adverse effects on the amenity of adjoining residential, recreational and open space sites. 	
Policy 2 Residential Activities	<p>Provide for high density residential activity and development where:</p> <ol style="list-style-type: none"> 1. The residential units are located above ground floor; 2. Residential units are designed to <ol style="list-style-type: none"> a. Ensure appropriate indoor noise and ventilation levels; and b. Provide amenity values for occupants; 3. Reverse sensitivity effects on commercial activities are minimised; and 4. It is consistent with the Town & City Centre Design Guide. <p>Only allow for the location of residential units on the ground floor where:</p> <ol style="list-style-type: none"> 5. It does not preclude an active street frontage that provides a positive interface with the public space; and 6. The location of the residential unit on the ground floor does not compromise amenity values for residents. <p>Avoid the location of residential units on the ground floor along Active Frontages identified on the planning maps.</p>	<p>Provide for medium to high density residential development and activity where:</p> <ol style="list-style-type: none"> 1. The residential units are located above ground floor, where located along an active frontage identified on the planning maps; 2. It does not interrupt or preclude an attractive frontage that provides a positive interface with the public space; 3. Any residential units are designed to: <ol style="list-style-type: none"> a. Achieve adequate indoor noise and ventilation levels for occupants; and b. Provide appropriate amenity for occupants; 4. Reverse sensitivity effects on commercial activities are minimised; and 5. It is consistent with the Town & City Centre Design Guide. 	<p>Provide for residential activity and development where:</p> <ol style="list-style-type: none"> 1. The residential units are located above ground floor, where located along an active frontage identified on the planning maps; 2. It does not interrupt or preclude an attractive frontage that provides a positive interface with the public space; 3. Any residential units are designed to: <ol style="list-style-type: none"> a. Achieve adequate indoor noise and ventilation levels for occupants; and b. Provide appropriate amenity for occupants; and 4. Reverse sensitivity effects on commercial activities are minimised 	<p>Provide for residential activity where:</p> <ol style="list-style-type: none"> 1. The residential units are located either above ground floor or to the rear of the commercial activity; 2. It does not compromise an active frontage that addresses the street. 3. Any residential units are designed to: <ol style="list-style-type: none"> a. Achieve adequate indoor noise and ventilation levels for occupants; and b. Provide appropriate amenity for occupants; and 4. Reverse sensitivity effects on commercial activities are minimised. 	<p>Provide for residential activity where any residential units are designed to:</p> <ol style="list-style-type: none"> 1. Achieve adequate indoor noise and ventilation levels for occupants; 2. Provide appropriate amenity for occupants; and 3. Minimise reverse sensitivity effects on non-residential activities. 	N/A
Policy 3 Other Activities	<p>Only allow for other activities where:</p> <ol style="list-style-type: none"> 1. Any adverse effects, including reverse sensitivity effects on existing or anticipated activities, can be managed; 2. The scale and intensity of the activity is consistent with the anticipated character and amenity values of the City Centre Zone; 3. The scale and intensity of the activity does not compromise 	<p>Only allow for other activities, including larger scale activities, where:</p> <ol style="list-style-type: none"> 1. Any adverse effects can be managed; 2. The scale and intensity of the activity is consistent with the anticipated character of the Town Centre Zone; 3. The design and layout of the activity does not compromise the streetscape, amenity or safety; 	<p>Only allow for other activities, including larger scale activities, where:</p> <ol style="list-style-type: none"> 1. Any adverse effects can be managed; 2. The scale and intensity of the activity is consistent with the anticipated character of the Local Centre Zone; 3. The design and layout of the activity does not compromise the streetscape, amenity or safety; 	<p>Only allow for other activities, including larger scale commercial and retail activities where:</p> <ol style="list-style-type: none"> 1. Any adverse effects can be managed; 2. The scale and intensity of the activity is consistent with the anticipated character of the Neighbourhood Centre Zone; 3. The design and layout of the activity does not compromise the streetscape, amenity or safety; 	<p>Provide for other activities where:</p> <ol style="list-style-type: none"> 1. Any significant adverse effects, including reverse sensitivity effects, can be managed, 2. The design and location of parking areas, vehicle access and servicing arrangements: <ol style="list-style-type: none"> a. maintain streetscape amenity; and b. ensure that pedestrian safety is not compromised; 	N/A

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	<p>other activities that are anticipated and enabled within the City Centre Zone; and</p> <p>4. The design and layout of the activity does not compromise the streetscape, amenity or safety of the City Centre Zone.</p>	<p>4. The size, intensity and scale of the activity does not compromise other activities that are anticipated and enabled within the Town Centre Zone; and</p> <p>5. The location of the activity in the Town Centre Zone does not undermine the role and function of the City Centre Zone.</p>	<p>4. The size, intensity and scale of the activity does not compromise other activities that are anticipated and enabled within the Local Centre Zone; and</p> <p>5. The location of the activity in the Local Centre Zone does not undermine the role and function of the City Centre Zone.</p>	<p>4. The nature, size, intensity and scale of the activity does not compromise other activities that are enabled and anticipated in the zone; and</p> <p>5. The location of the activity in the Neighbourhood Centre Zone does not undermine the role and function of the City Centre Zone.</p>	<p>3. The size, intensity and scale of the activity:</p> <p>a. Is consistent with the anticipated character and amenity values of the Mixed Use Zone; and</p> <p>b. Does not compromise other activities that are anticipated within the Mixed Use Zone; and</p> <p>4. The location of the activity in the Mixed Use Zone does not undermine the role and function of the City Centre Zone or the General Industrial Zone.</p>	
Policy 4 Inappropriate Activities	Avoid activities that are incompatible with the anticipated purpose, character and amenity values of the City Centre Zone.	Avoid activities that are incompatible with the anticipated purpose, character and amenity values of the Town Centre Zone and the surrounding environment.	Avoid activities that are incompatible with the anticipated purpose, character and amenity values of the Local Centre Zone and the surrounding environment	Avoid activities that are incompatible with the size, purpose and anticipated character of the Neighbourhood Centre Zone and the surrounding environment.	Avoid activities that are incompatible with the anticipated scale and character of the Mixed Use Zone and the surrounding environment.	<p>Avoid non-industrial activities unless it can be demonstrated that the activities:</p> <ol style="list-style-type: none"> Are ancillary to an industrial activity established on the same site; Provide goods or services essential to industrial activities and have an operational need to locate in the General Industrial Zone; Are of a size and scale that: <ol style="list-style-type: none"> Is consistent with the anticipated character and amenity values of the General Industrial Zone; Does not compromise activities that are enabled within the zone; and Does not undermine the role and function of the commercial zones in general and the City Centre Zone in particular. Do not result in reverse sensitivity effects that may constrain industrial activities.
Policy 5 Built Development	<p>Provide for and encourage high quality built development that:</p> <ol style="list-style-type: none"> Acknowledges and reflects the purpose of the City Centre Zone as being the main commercial centre and focal point for Upper Hutt; 	<p>Provide for high density development that</p> <ol style="list-style-type: none"> Is compatible with the anticipated role, character and function of the Town Centre Zone; 	<p>Provide for medium to higher density development that:</p> <ol style="list-style-type: none"> Is compatible with the anticipated role, character and density of the Local Centre Zone; Reflects the anticipated medium to high density of the 	<p>Provide for low to medium density development that</p> <ol style="list-style-type: none"> Reflects the purpose and anticipated density of the NCZ; Is compatible with the anticipated low to medium density of the surrounding residential environment; and 	<p>Provide for built development that:</p> <ol style="list-style-type: none"> Reflects the anticipated role, character and density of the Mixed Use Zone; Is well designed; and Contributes to an attractive and safe urban environment. 	<p>Buildings, structures and outdoor storage</p> <p>Enable buildings, structures and outdoor storage that</p> <ol style="list-style-type: none"> Reflect the anticipated role and character of the General Industrial Zone;

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	<ul style="list-style-type: none"> 2. Reflects the anticipated compact, high-density built environment of the City Centre Zone; 3. Is well designed and contributes to creating safe and vibrant public spaces; 4. Provides active and attractive street frontages; and 5. Is consistent with the Town & City Centre Design Guide. 	<ul style="list-style-type: none"> 2. Reflects the anticipated medium to high density built environment of the Town Centre Zone; 3. Is well designed and contributes to an attractive urban environment; 4. Provides active and attractive street frontages; and 5. Is consistent with the Town & City Centre Design Guide. 	<ul style="list-style-type: none"> surrounding residential environment, 3. Is well designed and contributes to an attractive urban environment; and 4. Provides active and attractive street frontages. 	<ul style="list-style-type: none"> 3. Is well designed and contributes to an attractive urban environment. 		<ul style="list-style-type: none"> 2. Meet the functional needs of industrial activities; and 3. Minimise adverse effects on amenity.
<p>Policy 6 Public Space Interface and Active Street Frontages</p>	<p>Require new development to create a positive interface with the public space through high quality building design.</p> <p>Encourage parking, storage and servicing areas to be visually unobtrusive and located preferably within or to the rear of buildings.</p> <p>Where located along identified active frontages, require new built development and activities to:</p> <ul style="list-style-type: none"> 1. Provide a positive interface with the public space through: <ul style="list-style-type: none"> a. Being built up to and oriented towards the front boundary of the site; b. Providing verandahs or other adequate forms of pedestrian shelter; c. Providing display windows and obvious public entrances; and d. Requiring parking, storage and servicing areas to be visually unobtrusive and located within or to the rear of buildings. 2. Be consistent with the Town & City Centre Design Guide <p>Avoid new built development and activities that prevent or interrupt a continuous active street frontage along identified active frontages.</p>	<p>Provide for new development that creates a positive interface with the public space through high quality building design.</p> <p>Where located along identified active frontages, require new built development and activities to:</p> <ul style="list-style-type: none"> 1. Provide a positive interface with the public space through: <ul style="list-style-type: none"> a. Being built up to and oriented towards the front boundary of the site; b. Providing verandahs or other adequate forms of pedestrian shelter; c. Providing display windows and obvious public entrances; and d. Requiring parking, storage and servicing areas to be visually unobtrusive and located within or to the rear of buildings. 2. Be consistent with the Town & City Centre Design Guide. 	<p>Provide for new development that creates an attractive interface with the public space through high quality building design.</p> <p>Where located along identified active frontages, require new built development and activities to provide a positive interface with the public space through:</p> <ul style="list-style-type: none"> 1. Being built up to and oriented towards the front boundary of the site; 2. Providing verandahs or other adequate forms of pedestrian shelter; 3. Providing display windows and obvious public entrances; and 4. Requiring parking, storage and servicing areas to be visually unobtrusive. 	<p>Require new development to create a positive interface with the public space through the provision of:</p> <ul style="list-style-type: none"> 1. Display windows; 2. Obvious entrances; and 3. Well designed and unobtrusive parking, loading and storage areas. 	<p>Provide for new development that creates an attractive interface with the public space and minimises adverse effects on the amenity and quality of the streetscape through:</p> <ul style="list-style-type: none"> 1. High quality building design; 2. Visually unobtrusive parking, storage and servicing areas; 3. The use of landscaping to minimise the effects of larger parking, service and storage areas. <p>Encourage new buildings to be oriented towards the front boundary of the site and create a positive interface with the public space.</p>	<p>Landscaping of specified frontages</p> <p>Require landscape planting in front yards to provide streetscape amenity for specified roads that are identified on the planning maps.</p>
<p>Policy 7 Interface with Residential or Open Space and Recreation Zones</p>	<p>Minimise the adverse effects from commercial activities and high-density development on directly adjoining sites that are zoned Residential or Open Space and Recreation through:</p>	<p>Minimise the adverse effects from commercial activities and development on directly adjoining sites that are zoned Residential or Open Space and Recreation through:</p>	<p>Minimise the adverse effects from commercial activities and development on directly adjoining sites that are zoned Residential or Open Space and Recreation through:</p>	<p>Minimise the adverse effects from commercial activities and development on directly adjoining sites that are zoned Residential or Open Space and Recreation through:</p>	<p>Minimise the adverse effects from non-residential use and development on sites directly adjoining the Residential or Open Space and Recreation Zones through:</p>	<p>Minimise the adverse effects from industrial activities and development within the General Industrial Zone on the amenity of directly adjoining sites that are zoned Residential or Open Space and Recreation through:</p>

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	<ol style="list-style-type: none"> 1. Requiring new buildings and activities to be located and designed to manage any shading and privacy effects on neighbouring sites zoned Residential or Open Space and Recreation; 2. Limiting the height, bulk and form of new buildings along boundaries with sites zoned Residential or Open Space and Recreation to minimise dominance effects; and 3. Requiring the use of screening and landscaping to minimise adverse visual effects on adjoining sites zoned Residential or Open Space and Recreation. 	<ol style="list-style-type: none"> 1. Requiring new buildings and activities to be located and designed to manage any shading and privacy effects on neighbouring sites zoned Residential or Open Space and Recreation; 2. Limiting the height, bulk and form of new buildings along boundaries with sites zoned Residential or Open Space and Recreation to minimise dominance effects; and 3. Requiring the use of screening and landscaping to minimise adverse visual effects on adjoining sites zoned Residential or Open Space and Recreation. 	<ol style="list-style-type: none"> 1. Requiring new buildings and activities to be located and designed to manage any shading and privacy effects on neighbouring sites zoned Residential or Open Space and Recreation; 2. Limiting the height, bulk and form of new buildings along boundaries with sites zoned Residential or Open Space and Recreation to minimise dominance effects; and 3. Requiring the use of screening and landscaping to minimise adverse visual effects on adjoining sites zoned Residential or Open Space and Recreation. 	<ol style="list-style-type: none"> 1. Requiring new buildings and activities to be located and designed to manage any shading and privacy effects on neighbouring sites zoned Residential or Open Space and Recreation; 2. Limiting the height, bulk and form of new buildings along boundaries with sites zoned Residential or Open Space and Recreation to minimise dominance effects; and 3. Requiring the use of screening and landscaping to minimise adverse visual effects on adjoining sites zoned Residential or Open Space and Recreation.. 	<ol style="list-style-type: none"> 1. Requiring new buildings and activities to be located and designed to manage any shading and privacy effects on neighbouring sites zoned Residential or Open Space and Recreation; 2. Limiting the height, bulk and form of new buildings along boundaries with sites zoned Residential or Open Space and Recreation to minimise dominance effects; and 3. Requiring the use of screening and landscaping to minimise adverse visual effects on adjoining sites zoned Residential or Open Space and Recreation. 	<ol style="list-style-type: none"> 1. Requiring new buildings and activities to be located and designed to achieve a transition at the zone interface; 2. Requiring new buildings and activities to be located and designed to manage any shading and privacy effects on neighbouring sites zoned Residential or Open Space and Recreation; 3. Limiting the height, bulk and form of new buildings along boundaries with sites zoned Residential or Open Space and Recreation to minimise dominance effects; and 4. Requiring the use of screening and landscaping to minimise adverse visual effects on adjoining sites zoned Residential or Open Space and Recreation.

Rules – Buildings and Structures

Redevelopment, Alteration, Repair of Existing Buildings and Structures	PER if the external building form (floor area and height) of the existing building remains unchanged. Elevates to RDIS if compliant with <ul style="list-style-type: none"> • Height in Relation to Boundary • Setback • Fences and Walls • Active Street Frontages • Location of Residential Units • Noise and Ventilation • Landscaping and Screening Elevates to DIS	PER if compliant with - <ul style="list-style-type: none"> • max GFA 450m² • Height • Height in Relation to Boundary • Setback • Active Frontages • Location of Residential Units • Noise and Ventilation • Outdoor Living Space • Screening and Landscaping Elevates to RDIS	PER if compliant with - <ul style="list-style-type: none"> • max GFA 450m² • Height • Height in Relation to Boundary • Setback • Active Frontages • Location of Residential Units • Noise and Ventilation • Outdoor Living Space • Screening and Landscaping Elevates to RDIS	PER if compliant with - <ul style="list-style-type: none"> • max GFA 450m² • Height • Height in Relation to Boundary • Setback • Active Frontages • Location of Residential Units • Noise and Ventilation • Outdoor Living Space • Screening and Landscaping Elevates to RDIS	PER if compliant with - <ul style="list-style-type: none"> • Height • Height in Relation to Boundary • Setback • Noise and Ventilation • Outdoor Living Space • Parking (Screening/Landscaping) • Service and storage areas Elevates to RDIS	PER if compliant with - <ul style="list-style-type: none"> • Height • Height in Relation to Boundary • Setback • Landscaping of Frontages • Screening and Landscaping Elevates to RDIS
	Additions to Existing Buildings and Structures	PER if the gross floor area of the additions is less than 5% of the gross floor area of the existing building. Elevates to RDIS if compliant with <ul style="list-style-type: none"> • Height in Relation to Boundary • Setback • Fences and Walls • Active Street Frontages • Location of Residential Units • Noise and Ventilation • Landscaping and Screening Elevates to DIS				

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New Minor Ancillary Buildings and Structures	<p>PER if</p> <ul style="list-style-type: none"> the building or structure is ancillary to an activity already established on the site; the building or structure is not located along a primary frontage identified on the planning maps; the gross floor area of the building or structure is less than 25m²; the height of the building or structure is less than 3m; and the building or structure is screened and not visible from any road or public space. <p>Elevates to RDIS if compliant with</p> <ul style="list-style-type: none"> Height in Relation to Boundary Setback Fences and Walls Active Street Frontages Location of Residential Units Noise and Ventilation Landscaping and Screening <p>Elevates to DIS</p>					
New Buildings and Structures	<p>RDIS if compliant with</p> <ul style="list-style-type: none"> Height in Relation to Boundary Setback Fences and Walls Active Street Frontages Location of Residential Units Noise and Ventilation Landscaping and Screening <p>Elevates to DIS</p>					
Rules - Activities						
Retail	<p>PER</p>	<p>PER if compliant with -</p> <ul style="list-style-type: none"> Screening and Landscaping <p>Elevates to RDIS</p>	<p>PER if compliant with -</p> <ul style="list-style-type: none"> max GFA 300m² Screening and Landscaping <p>Elevates to RDIS</p>	<p>PER if compliant with -</p> <ul style="list-style-type: none"> max GFA 150m² Screening and Landscaping <p>Elevates to RDIS</p>	<p>PER if compliant with -</p> <ul style="list-style-type: none"> Parking (Screening/Landscaping) Service and storage areas <p>Elevates to RDIS</p>	<p>Ancillary to industrial on site</p> <p>PER if compliant with -</p> <ul style="list-style-type: none"> Goods are produced on site GFA for retail is no more than 10% of buildings on site Landscaping of Frontages Screening and Landscaping <p>Elevates to RDIS for non-compliance with</p> <ul style="list-style-type: none"> Landscaping of Frontages Screening and Landscaping <p>Elevates to NC for non-compliance with</p>

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						<ul style="list-style-type: none"> • Goods are produced on site • GFA for retail is no more than 10% of buildings on site <p>Not ancillary to industrial on site PER if compliant with -</p> <ul style="list-style-type: none"> • max GFA 120m² • Landscaping of Frontages • Screening and Landscaping <p>Elevates to RDIS for non-compliance with</p> <ul style="list-style-type: none"> • Landscaping of Frontages • Screening and Landscaping <p>Elevates to NC for non-compliance with:</p> <ul style="list-style-type: none"> • max GFA 120m²
Commercial Service Activity	PER	PER if compliant with - <ul style="list-style-type: none"> • max GFA 450m² • Screening and Landscaping Elevates to RDIS	PER if compliant with - <ul style="list-style-type: none"> • max GFA 300m² • Screening and Landscaping Elevates to RDIS	PER if compliant with <ul style="list-style-type: none"> • max GFA 150m² • Screening and Landscaping Elevates to RDIS	PER if compliant with - <ul style="list-style-type: none"> • max GFA 450m² • Parking (Screening/Landscaping) • Service and storage areas Elevates to RDIS	NC
Food and Beverage Activity	PER	PER if compliant with - <ul style="list-style-type: none"> • max GFA 450m² • Screening and Landscaping Elevates to RDIS	PER if compliant with - <ul style="list-style-type: none"> • max GFA 300m² • Screening and Landscaping Elevates to RDIS	PER if compliant with <ul style="list-style-type: none"> • max GFA 150m² • Screening and Landscaping Elevates to RDIS	PER if compliant with - <ul style="list-style-type: none"> • max GFA 450m² • Parking (Screening/Landscaping) • Service and storage areas Elevates to RDIS	PER if compliant with - <ul style="list-style-type: none"> • max GFA 120m² • Landscaping of Frontages • Screening and Landscaping Elevates to RDIS for non-compliance with <ul style="list-style-type: none"> • Landscaping of Frontages • Screening and Landscaping Elevates to NC for non-compliance with: <ul style="list-style-type: none"> • max GFA 120m²
Community Facility	PER	PER if compliant with - <ul style="list-style-type: none"> • max GFA 450m² • Screening and Landscaping Elevates to RDIS	PER if compliant with - <ul style="list-style-type: none"> • max GFA 300m² • Screening and Landscaping Elevates to RDIS	PER if compliant with <ul style="list-style-type: none"> • max GFA 150m² • Screening and Landscaping Elevates to RDIS	PER if compliant with - <ul style="list-style-type: none"> • max GFA 450m² • Parking (Screening/Landscaping) • Service and storage areas Elevates to RDIS	NC
Healthcare Activity	PER	PER if compliant with - <ul style="list-style-type: none"> • max GFA 450m² • Screening and Landscaping Elevates to RDIS	PER if compliant with - <ul style="list-style-type: none"> • max GFA 300m² • Screening and Landscaping Elevates to RDIS	RDIS if compliant with <ul style="list-style-type: none"> • Screening and Landscaping Elevates to DIS	PER if compliant with - <ul style="list-style-type: none"> • max GFA 450m² • Parking (Screening/Landscaping) • Service and storage areas Elevates to RDIS	NC
Educational Facility	PER	PER if compliant with - <ul style="list-style-type: none"> • max GFA 450m² • Screening and Landscaping 	PER if compliant with - <ul style="list-style-type: none"> • max GFA 300m² • Screening and Landscaping 	RDIS if compliant with <ul style="list-style-type: none"> • Screening and Landscaping Elevates to DIS	PER if compliant with - <ul style="list-style-type: none"> • max GFA 450m² • Parking (Screening/Landscaping) • Service and storage areas 	Educational (excluding Tertiary Education) NC Tertiary Education

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		Elevates to RDIS	Elevates to RDIS		Elevates to RDIS	PER if compliant with – • Ancillary to industrial activity on the site Elevates to NC
Visitor Accommodation	PER if compliant with – • Location of habitable rooms • Noise & Ventilation Elevates to RDIS	PER if compliant with – • max GFA 450m ² • Location of habitable rooms • Noise & Ventilation • Screening and Landscaping Elevates to RDIS	PER if compliant with – • max GFA 300m ² • Location of habitable rooms • Noise & Ventilation • Screening and Landscaping Elevates to RDIS	DIS	PER if compliant with – • max GFA 450m ² • Noise & Ventilation • Parking (Screening/Landscaping) • Service and storage areas Elevates to RDIS	NC
Entertainment Activity	PER	DIS	DIS	DIS	PER if compliant with – • max GFA 450m ² • Screening and Landscaping Elevates to RDIS	NC
Office	PER	PER if compliant with – • max GFA 300m ² • Screening and Landscaping Elevates to RDIS	PER if compliant with – • max GFA 150m ² • Screening and Landscaping Elevates to RDIS	DIS	PER if compliant with – • max GFA 300m ² • Parking (Screening/Landscaping) • Service and storage areas Elevates to RDIS	PER if compliant with – • Ancillary to industrial activity on the site • max GFA (lesser of 30% of all buildings on site or 150m ²) • Landscaping of Frontages • Screening and Landscaping Elevates to RDIS for non-compliance with • Landscaping of Frontages • Screening and Landscaping Elevates to NC for non-compliance with: • Ancillary to industrial activity on the site • max GFA (lesser of 30% of all buildings on site or 150m ²)
Residential Activity	PER if compliant with • Location of units • Noise and Ventilation Elevates to RDIS if compliant with • Residential units on ground floor are not located along identified Active Frontages Elevates to NC for residential units on ground floor along identified Active Frontages	PER if compliant with • max 3 units • Location of units • Noise and Ventilation • Outdoor Living Space Elevates to RDIS	PER if compliant with • max 3 units • Location of units • Noise and Ventilation • Outdoor Living Space Elevates to RDIS	PER if compliant with • max 3 units • Location of units • Noise and Ventilation • Outdoor Living Space Elevates to RDIS	PER if compliant with • max 3 units • Noise and Ventilation • Outdoor Living Space Elevates to RDIS	PER if compliant with – • Ancillary to industrial activity on the site • max 1 unit • Occupier must work on site Elevates to NC
Emergency Services	RDIS if compliant with • Landscaping and Screening Elevates to DIS	RDIS if compliant with • Screening & Landscaping Elevates to DIS	RDIS if compliant with • Screening & Landscaping Elevates to DIS	RDIS if compliant with • Screening & Landscaping Elevates to DIS	RDIS if compliant with • Parking (Screening/Landscaping) • Service and storage areas	RDIS if compliant with • Landscaping of Frontages • Screening and Landscaping

	City Centre Zone	Town Centre Zone	Local Centre Zone	Neighbourhood Centre Zone	Mixed Use Zone	General Industrial Zone
					Elevates to DIS	Elevates to DIS
Recreational	Active and Passive Recreation RDIS if compliant with – • Screening and Landscaping Elevates to DIS	Active and Passive Recreation RDIS if compliant with – • max GFA 450m ² • Screening and Landscaping Elevates to DIS	Active and Passive Recreation DIS	Active and Passive Recreation DIS	Active and Passive Recreation PER if compliant with – • max GFA 450m ² • Parking (Screening/Landscaping) • Service and storage areas Elevates to RDIS	NC
	Motorised Recreation NC	Motorised Recreation NC	Motorised Recreation NC	Motorised Recreation NC	Motorised Recreation DIS	
Large Format Retail Activity	PER if compliant with – • Max GFA 1500m ² • Screening and Landscaping Elevates to RDIS	Large Format Retail Activity (excluding Supermarkets) DIS	Large Format Retail Activity (excluding Supermarkets) DIS	DIS	PER if compliant with – • max GFA 1500m ² • Parking (Screening/Landscaping) • Service and storage areas Elevates to RDIS	NC
		Supermarkets PER if compliant with • max GFA 1500m ² • Screening & Landscaping Elevates to RDIS	Supermarkets RDIS if compliant with • max GFA 1500m ² • Screening & Landscaping Elevates to DIS			
Drive-through Activity (including Service Stations)	DIS	DIS	DIS	DIS	PER if compliant with – • max area 1500m ² • Parking (Screening/Landscaping) • Service and storage areas Elevates to RDIS	NC except for Service Stations PER if compliant with – • Landscaping of Frontages • Screening and Landscaping Elevates to RDIS
Retirement Village	RDIS • Location of habitable rooms • Noise & Ventilation • Screening & Landscaping Elevates to DIS	DIS	DIS	DIS	RDIS if compliant with • Noise & Ventilation • Parking (Screening/Landscaping) • Service and storage areas Elevates to DIS	NC
Activities not otherwise listed	DIS	DIS	DIS	DIS	DIS	Other Activities PER if compliant with – • Ancillary to industrial activity on the site • GFA no more than 10% of all buildings on site • Landscaping of Frontages • Screening and Landscaping Elevates to RDIS for non-compliance with • Landscaping of Frontages • Screening and Landscaping Elevates to NC for non-compliance with:

	City Centre Zone	Town Centre Zone	Local Centre Zone	Neighbourhood Centre Zone	Mixed Use Zone	General Industrial Zone
						<ul style="list-style-type: none"> Ancillary to industrial activity on the site GFA no more than 10% of buildings on site
						Any activity not otherwise listed NC
Yard Sale Activity / Trade Supplier	NC	NC	NC	NC	DIS	DIS
Industrial Activity	NC	NC	NC	NC	Industrial (excluding Light Industrial and Warehouses) NC Light Industrial and Warehouses RDIS if compliant with <ul style="list-style-type: none"> max GFA 3500m² Parking (Screening/Landscaping) Service and storage areas Elevates to DIS	Industrial excluding Ancillary Activities PER if compliant with – <ul style="list-style-type: none"> Landscaping of Frontages Screening and Landscaping Elevates to RDIS
Rural Activity	NC	NC	NC	NC	NC	NC
Primary Production	NC	NC	NC	NC	NC	NC
Standards						
Height	N/A	22m + 1m	22m + 1m	12m + 1m	22m + 1m	20m
Fences and Standalone Walls	Where abutting Residential or Open Space and Recreation Zone <ul style="list-style-type: none"> 2m 	2m for fences and walls where abutting Residential or Open Space and Recreation	2m for fences and walls where abutting Residential or Open Space and Recreation	2m for fences and walls where abutting Residential or Open Space and Recreation	2m for fences and walls where abutting Residential or Open Space and Recreation	2m for fences and walls where abutting Residential or Open Space and Recreation
Height in Relation to Boundary	Where abutting Residential or Open Space and Recreation Zone <ul style="list-style-type: none"> 6m + 60° 	Where abutting Residential or Open Space and Recreation Zone <ul style="list-style-type: none"> 6m + 60° 	Where abutting Residential or Open Space and Recreation Zone <ul style="list-style-type: none"> 6m + 60° 	Where abutting Residential or Open Space and Recreation Zone <ul style="list-style-type: none"> 6m + 60° 	Where abutting Residential or Open Space and Recreation Zone <ul style="list-style-type: none"> 6m + 60° 	Where abutting Residential or Open Space and Recreation Zone <ul style="list-style-type: none"> 6m + 60°
Setback	Where abutting Residential or Open Space and Recreation Zone <ul style="list-style-type: none"> 3m from side and rear boundary 	Where abutting Residential or Open Space and Recreation Zone <ul style="list-style-type: none"> 3m from side and rear boundary 	Where abutting Residential or Open Space and Recreation Zone <ul style="list-style-type: none"> 3m from side and rear boundary 	Where abutting Residential or Open Space and Recreation Zone <ul style="list-style-type: none"> 3m from side and rear boundary 	Where abutting Residential or Open Space and Recreation Zone <ul style="list-style-type: none"> 3m from side and rear boundary 	Where abutting Residential or Open Space and Recreation Zone <ul style="list-style-type: none"> 5m from side and rear boundary
Active Frontages	Along identified active frontages: <ul style="list-style-type: none"> Built up to and oriented towards front boundary Continuous verandah 55% display windows Location of main entrance 	Along identified building lines: <ul style="list-style-type: none"> Built up to and oriented towards front boundary Continuous verandah 55% display windows Location of main entrance 	Along identified building lines: <ul style="list-style-type: none"> Built up to and oriented towards front boundary Continuous verandah 55% display windows Location of main entrance 	<ul style="list-style-type: none"> Built up to front boundary 55% display windows Location of entrance 	N/A	Landscaping of Frontages Along identified landscaping frontages: <ul style="list-style-type: none"> 3m landscaped front setback
Location of Residential Units	All residential units <ul style="list-style-type: none"> Above ground floor 	Along identified active frontages <ul style="list-style-type: none"> Above ground floor 	Along identified active frontages <ul style="list-style-type: none"> Above ground floor 	Above ground floor unless <ul style="list-style-type: none"> Unit does not front public open space; and Does not interrupt or prevent active frontage 	N/A	N/A
Noise Insulation	Must meet noise and ventilation levels	Must meet noise and ventilation levels	Must meet noise and ventilation levels	Must meet noise and ventilation levels	Must meet noise and ventilation levels	N/A?
Outdoor Living Space	N/A	Ground floor units: <ul style="list-style-type: none"> 15m² with 3m width 	Ground floor units: <ul style="list-style-type: none"> 15m² with 3m width 	Ground floor units: <ul style="list-style-type: none"> 15m² with 3m width 	Ground floor units: <ul style="list-style-type: none"> 15m² with 3m width 	N/A

	City Centre Zone	Town Centre Zone	Local Centre Zone	Neighbourhood Centre Zone	Mixed Use Zone	General Industrial Zone	
		<ul style="list-style-type: none"> Directly accessible from habitable room or kitchen Free of buildings, parking and manoeuvring areas <p>Above ground floor units:</p> <ul style="list-style-type: none"> 8m² with 1.8m width Directly accessible from habitable room <p>Multi-unit housing:</p> <ul style="list-style-type: none"> Private OLS of 8m² with 1.8m width and direct access Public OLS 20m² with 3m width Free of buildings, parking and manoeuvring areas 	<ul style="list-style-type: none"> Directly accessible from habitable room or kitchen Free of buildings, parking and manoeuvring areas <p>Above ground floor units:</p> <ul style="list-style-type: none"> 8m² with 1.8m width Directly accessible from habitable room <p>Multi-unit housing:</p> <ul style="list-style-type: none"> Private OLS of 8m² with 1.8m width and direct access Public OLS 20m² with 3m width Free of buildings, parking and manoeuvring areas 	<ul style="list-style-type: none"> Directly accessible from habitable room or kitchen Free of buildings, parking and manoeuvring areas <p>Above ground floor units:</p> <ul style="list-style-type: none"> 8m² with 1.8m width Directly accessible from habitable room <p>Multi-unit housing:</p> <ul style="list-style-type: none"> Private OLS of 8m² with 1.8m width and direct access Public OLS 20m² with 3m width Free of buildings, parking and manoeuvring areas 	<ul style="list-style-type: none"> Directly accessible from habitable room or kitchen Free of buildings, parking and manoeuvring areas <p>Above ground floor units:</p> <ul style="list-style-type: none"> 8m² with 1.8m width Directly accessible from habitable room <p>Multi-unit housing:</p> <ul style="list-style-type: none"> Private OLS of 8m² with 1.8m width and direct access Public OLS 20m² with 3m width Free of buildings, parking and manoeuvring areas 	<ul style="list-style-type: none"> Directly accessible from habitable room or kitchen Free of buildings, parking and manoeuvring areas <p>Above ground floor units:</p> <ul style="list-style-type: none"> 8m² with 1.8m width Directly accessible from habitable room <p>Multi-unit housing:</p> <ul style="list-style-type: none"> Private OLS of 8m² with 1.8m width and direct access Public OLS 20m² with 3m width Free of buildings, parking and manoeuvring areas 	
Screening and Landscaping	<p>Service areas and outdoor storage areas must be screened by fence or landscaping where visible from</p> <ul style="list-style-type: none"> Public road Public space or Directly adjoining Residential or Open Space and Recreation sites <p>On-site parking must</p> <ul style="list-style-type: none"> Be screened by fence or landscaping from directly adjoining Residential or Open Space and Recreation sites Provide landscaping along street edge <p>Along identified active frontages</p> <ul style="list-style-type: none"> Service, storage and parking must be located within or to the rear of the building Adequately screened 	<p>Service areas and outdoor storage areas must be screened by fence or landscaping where visible from</p> <ul style="list-style-type: none"> Public road Public space or Directly adjoining Residential or Open Space and Recreation sites <p>On-site parking must</p> <ul style="list-style-type: none"> Be screened by fence or landscaping from directly adjoining Residential or Open Space and Recreation sites Provide landscaping along street edge <p>Along identified active frontages</p> <ul style="list-style-type: none"> Service, storage and parking must be located within or to the rear of the building Adequately screened 	<p>Service areas and outdoor storage areas must be screened by fence or landscaping where visible from</p> <ul style="list-style-type: none"> Public road Public space or Directly adjoining Residential or Open Space and Recreation sites <p>On-site parking must</p> <ul style="list-style-type: none"> Be screened by fence or landscaping from directly adjoining Residential or Open Space and Recreation sites Provide landscaping along street edge <p>Along identified active frontages</p> <ul style="list-style-type: none"> Service, storage and parking must be located within or to the rear of the building Adequately screened 	<p>Service areas and outdoor storage areas must be screened by fence or landscaping where visible from</p> <ul style="list-style-type: none"> Public space Public road or Directly adjoining Residential or Open Space and Recreation sites <p>On-site parking must be screened by fence or landscaping from directly adjoining Residential or Open Space and Recreation sites.</p> <p>Along identified active frontages</p> <ul style="list-style-type: none"> Service, storage and parking must be located within or to the rear of the building Adequately screened 	<p>Service areas and outdoor storage areas must be screened by fence or landscaping where visible from</p> <ul style="list-style-type: none"> Public space Public road or Directly adjoining Residential or Open Space and Recreation sites <p>On-site parking must</p> <ul style="list-style-type: none"> Be screened by fence or landscaping from directly adjoining Residential or Open Space and Recreation sites Provide landscaping along street edge <p>At least 5% of ground level parking areas must be landscaped.</p>	<p>Service areas and outdoor storage areas must be screened by fence or landscaping where visible from</p> <ul style="list-style-type: none"> Public space Public road or Directly adjoining Residential or Open Space and Recreation sites <p>On-site parking must</p> <ul style="list-style-type: none"> Be screened by fence or landscaping from directly adjoining Residential or Open Space and Recreation sites 	