

# PC54—Commercial and Industrial

## Factsheet 3 | Town Centre Zone

The **Town Centre Zone** applies to the *Silverstream Centre*. It provides for a medium to large scale suburban shopping centre that serves not only the surrounding residential catchment, but also neighbouring suburbs. The *Town Centre Zone* accommodates a wide range of retail, commercial services, healthcare, and community facilities. It also provides for employment opportunities as well as residential activities. Overall, the *Town Centre Zone* is of a larger scale and has a wider focus than the *Local Centre Zone* while not undermining the primary function of the *City Centre Zone*.

The *Town Centre Zone* provides for residential activities above ground floor but does not encourage large format retail (except for supermarkets), car-oriented activities or light industrial activities.

The *Town Centre Zone* is characterised by a high-density built environment that aligns well with the expected high-density of the surrounding residential environment. The *Town Centre Zone* is well-served by public transport and buildings are mostly built up to the road frontage with active frontages to provide a vibrant and attractive streetscape.

Non-residential activities and development have the potential to generate adverse effects where they are directly adjoining residential and open space areas. To manage these potential effects buildings have to be set back and outdoor storage and parking areas need to be screened.

### ACTIVITIES

Wider range of activities serving surrounding suburbs

- Retail (including supermarkets)
- Commercial services
- Food and beverage
- Visitor accommodation
- Community/healthcare/education/recreation
- Offices
- Residential

### BUILT FORM / CHARACTER

Medium to large scale

- High density
- Permitted gross floor area per tenancy: 450 m<sup>2</sup>
- Height compatible with surrounding residential (up to 6 - 10 storeys)
- Active frontage requirements along identified roads
- Pedestrian focus
- Design guide