

PC54—Commercial and Industrial

Factsheet 4 | Local Centre Zone

The **Local Centre Zone** provides for medium-scale commercial centres that are conveniently located to service the needs of the surrounding commercial catchment. Local centres accommodate a range of retail, commercial, and community activities, while also offering services, employment, and residential opportunities. The actual size of a local centre depends largely on its location and the size of the surrounding catchment. Most local centres have potential for growth and intensification, which allows them to provide for the expected growth of surrounding residential areas, while not undermining the primary function and vitality of the *City Centre Zone*.

The *Local Centre Zone* allows for residential activities if they are located above ground floor along identified street frontages. Large format retail, car-oriented activities, larger commercial activities and offices, and light industrial activities are not anticipated in this zone but are encouraged to establish in more appropriate locations such as the *Mixed Use Zone*, the *City Centre Zone* or the *General Industrial Zone*.

The built form and density of a local centre is anticipated to align with the expected high density of its surrounding residential areas. Most local centres are located along main transport routes and buildings front the street edge with verandahs and display windows. While the scale and density of buildings vary between local centres, they are expected to change and intensify over time. Parking is usually available on the street or in dedicated and ideally shared on-site parking areas.

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

ACTIVITIES

Wide range of activities that service the residential catchment

- Retail
- Commercial services
- Food and beverage
- Community/healthcare/educational
- Visitor accommodation
- Small offices
- Residential

BUILT FORM/CHARACTER

Medium scale

- Medium to high density
- Permitted gross floor area per tenancy: 300 m²
- Height compatible with surrounding residential (up to 6 – 10 storeys)
- Some active frontage requirements
- Potential for growth