

# PC54 – Commercial and Industrial Zones

## 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 and health care 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 where it is located above ground floor along identified active street frontages. It 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 serviced by public transport. 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.

Objectives	
<b>TCZ-01</b>	<b>Purpose of the Town Centre Zone</b>
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.	
<b>TCZ-02</b>	<b>Character and Amenity Values of the Town Centre Zone</b>
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.	
<b>TCZ-03</b>	<b>Managing Effects at the Zone Interface</b>
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.	

Policies	
<b>TCZ-P1</b>	<b>Appropriate activities</b>
Enable appropriate activities that <ol style="list-style-type: none"> <li>1. Are compatible with the anticipated purpose, character and amenity values of the Town Centre Zone;</li> <li>2. Service the needs of the immediate and surrounding suburbs; and</li> <li>3. Minimise any adverse effects on the amenity of adjoining residential, recreational and open space sites.</li> </ol>	
<b>TCZ-P2</b>	<b>Residential activity</b>
Provide for medium to high density residential development and activity where:	

<b>Policies</b>	
<ol style="list-style-type: none"> <li>1. The residential units are located above ground floor, where located along an active frontage identified on the planning maps;</li> <li>2. It does not interrupt or preclude an attractive frontage that provides a positive interface with the public space;</li> <li>3. Any residential units are designed to: <ol style="list-style-type: none"> <li>a. Achieve adequate indoor noise and ventilation levels for occupants; and</li> <li>b. Provide appropriate amenity for occupants;</li> </ol> </li> <li>4. Reverse sensitivity effects on commercial activities are minimised; and</li> <li>5. It is consistent with the Town &amp; City Centre Design Guide.</li> </ol>	
<b>TCZ-P3</b>	<b>Other activities</b>
<p>Only allow for other activities, including larger scale activities, where:</p> <ol style="list-style-type: none"> <li>1. Any adverse effects can be managed;</li> <li>2. The scale and intensity of the activity is consistent with the anticipated character of the Town Centre Zone;</li> <li>3. The design and layout of the activity does not compromise the streetscape, amenity or safety;</li> <li>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</li> <li>5. The location of the activity in the Town Centre Zone does not undermine the role and function of the City Centre Zone.</li> </ol>	
<b>TCZ-P4</b>	<b>Inappropriate activities</b>
<p>Avoid activities that are incompatible with the anticipated purpose, character and amenity values of the Town Centre Zone and the surrounding environment.</p>	
<b>TCZ-P5</b>	<b>Built development</b>
<p>Provide for high density development that</p> <ol style="list-style-type: none"> <li>1. Is compatible with the anticipated role, character and function of the Town Centre Zone;</li> <li>2. Reflects the anticipated medium to high density built environment of the Town Centre Zone;</li> <li>3. Is well designed and contributes to an attractive urban environment;</li> <li>4. Provides active and attractive street frontages; and</li> <li>5. Is consistent with the Town &amp; City Centre Design Guide.</li> </ol>	
<b>TCZ-P6</b>	<b>Public Space Interface and Active Street Frontages</b>
<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> <ol style="list-style-type: none"> <li>1. Provide a positive interface with the public space through: <ol style="list-style-type: none"> <li>a. Being built up to and oriented towards the front boundary of the site;</li> <li>b. Providing verandahs or other adequate forms of pedestrian shelter;</li> <li>c. Providing display windows and obvious public entrances; and</li> </ol> </li> </ol>	

Policies	
	<ul style="list-style-type: none"> <li>d. Requiring parking, storage and servicing areas to be visually unobtrusive and located within or to the rear of buildings.</li> </ul> <ul style="list-style-type: none"> <li>2. Be consistent with the Town &amp; City Centre Design Guide.</li> </ul>
TCZ-P7	Interface with Residential Zones and Open Space and Recreation Zones
<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> <ul style="list-style-type: none"> <li>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;</li> <li>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</li> <li>3. Requiring the use of screening and landscaping to minimise adverse visual effects on adjoining sites zoned Residential or Open Space and Recreation.</li> </ul>	

Rules	
TCZ-R1	Buildings and structures, including additions and alterations
	<ul style="list-style-type: none"> <li>1. Activity status: <b>Permitted</b> Where: <ul style="list-style-type: none"> <li>a. The gross floor area of the new building does not exceed 450m<sup>2</sup>;</li> <li>b. Any addition to an existing building does not result in the gross floor area of the building exceeding 450m<sup>2</sup>; and</li> <li>c. Compliance is achieved with <ul style="list-style-type: none"> <li>i. TCZ-S1 (Height);</li> <li>ii. TCZ-S2 (Height in Relation to Boundary);</li> <li>iii. TCZ-S3 (Setbacks);</li> <li>iv. TCZ-S4 (Active Frontages);</li> <li>v. TCZ-S5 (Location of Residential Units);</li> <li>vi. TCZ-S6 (Noise &amp; Ventilation);</li> <li>vii. TCZ-S7 (Outdoor Living Space); and</li> <li>viii. TCZ-S8 (Screening &amp; Landscaping).</li> </ul> </li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>2. Activity status: <b>Restricted discretionary</b> Where: <ul style="list-style-type: none"> <li>a. Compliance is not achieved with TCZ-R1-1.a or TCZ-R1-1.b. Matters of discretion are restricted to: <ul style="list-style-type: none"> <li>1. The extent to which the size and scale of the building may adversely impact on the anticipated amenity of the Town Centre Zone or adjacent properties.</li> <li>2. Whether the building reflects the anticipated purpose, scale and context of the Town Centre Zone.</li> </ul> </li> </ul> </li> </ul>

Rules	
	<ol style="list-style-type: none"> <li>3. Whether the building is well designed and contributes to an attractive urban environment.</li> <li>4. The effects of the size and scale of the building on the existing and anticipated function and role of the Town Centre Zone.</li> <li>5. The potential of the size and scale of the building to compromise activities that are enabled in the Town Centre Zone.</li> <li>6. The potential of the size and scale of the building to undermine the role and function of the City Centre Zone.</li> <li>7. The extent to which the adverse effects of the size and scale of the building can be avoided, or appropriately remedied or mitigated.</li> <li>8. Whether the building is consistent with the Town &amp; City Centre Design Guide.</li> </ol> <p>b. Compliance is not achieved with TCZ-R1-1.c.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. The matters of discretion of any infringed standard.</li> </ol>
TCZ-R2	Retail Activity
	<ol style="list-style-type: none"> <li>1. Activity status: <b>Permitted</b> Where: <ol style="list-style-type: none"> <li>a. Compliance is achieved with TCZ-S8 (Screening &amp; Landscaping).</li> </ol> </li> </ol>
	<ol style="list-style-type: none"> <li>2. Activity status: <b>Restricted discretionary</b> Where: <ol style="list-style-type: none"> <li>a. Compliance is not achieved with TCZ-R2-1.a Matters of discretion are restricted to: <ol style="list-style-type: none"> <li>1. The matters of discretion of the infringed standard.</li> </ol> </li> </ol> </li> </ol>
TCZ-R3	Commercial Service Activity
	<ol style="list-style-type: none"> <li>1. Activity status: <b>Permitted</b> Where: <ol style="list-style-type: none"> <li>a. The gross floor area per tenancy does not exceed 450m<sup>2</sup>; and</li> <li>b. Compliance is achieved with TCZ-S8 (Screening &amp; Landscaping).</li> </ol> </li> </ol>
	<ol style="list-style-type: none"> <li>2. Activity status: <b>Restricted discretionary</b> Where: <ol style="list-style-type: none"> <li>a. Compliance is not achieved with TCZ-R3-1.a Matters of discretion are restricted to: <ol style="list-style-type: none"> <li>1. The extent to which the intensity, size and scale of the activity may adversely impact on the amenity of the Town Centre Zone or adjacent properties.</li> <li>2. The effects of the intensity, size and scale of the activity on the existing and anticipated function and role of the Town Centre Zone.</li> </ol> </li> </ol> </li> </ol>

Rules	
	<ul style="list-style-type: none"> <li>3. The potential of the intensity, size and scale of the activity to compromise activities that are enabled in the Town Centre Zone.</li> <li>4. The potential of the location of the activity in the Town Centre Zone to undermine the role and function of the City Centre Zone.</li> <li>5. The extent to which the adverse effects of the intensity, size and scale of the activity can be avoided, or appropriately remedied or mitigated.</li> </ul> <p>b. Compliance is not achieved with TCZ-R3-1.b</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> <li>1. The matters of discretion of the infringed standard.</li> </ul>
TCZ-R4	Food and Beverage Activity
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The gross floor area per tenancy does not exceed 450m<sup>2</sup>; and</li> <li>b. Compliance is achieved with TCZ-S8 (Screening &amp; Landscaping).</li> </ul>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with TCZ-R4-1.a</li> </ul> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> <li>1. The extent to which the intensity, size and scale of the activity may adversely impact on the amenity of the Town Centre Zone or adjacent properties.</li> <li>2. The effects of the intensity, size and scale of the activity on the existing and anticipated function and role of the Town Centre Zone.</li> <li>3. The potential of the intensity, size and scale of the activity to compromise activities that are enabled in the Town Centre Zone.</li> <li>4. The potential of the location of the activity in the Town Centre Zone to undermine the role and function of the City Centre Zone.</li> <li>5. The extent to which the adverse effects of the intensity, size and scale of the activity can be avoided, or appropriately remedied or mitigated.</li> </ul> <p>b. Compliance is not achieved with TCZ-R4-1.b</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> <li>1. The matters of discretion of the infringed standard.</li> </ul>
TCZ-R5	Community Facility
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The gross floor area per facility does not exceed 450m<sup>2</sup>; and</li> <li>b. Compliance is achieved with TCZ-S8 (Screening &amp; Landscaping).</li> </ul>

Rules	
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with TCZ-R5-1.a</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. The extent to which the intensity, size and scale of the activity may adversely impact on the amenity of the Town Centre Zone or adjacent properties.</li> <li>2. The effects of the intensity, size and scale of the activity on the existing and anticipated function and role of the Town Centre Zone.</li> <li>3. The potential of the intensity, size and scale of the activity to compromise activities that are enabled in the Town Centre Zone.</li> <li>4. The potential of the location of the activity in the Town Centre Zone to undermine the role and function of the City Centre Zone.</li> <li>5. The extent to which the adverse effects of the intensity, size and scale of the activity can be avoided, or appropriately remedied or mitigated.</li> </ol> <p>b. Compliance is not achieved with TCZ-R5-1.b</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. The matters of discretion of the infringed standard.</li> </ol>
TCZ-R6	Healthcare Activity
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. The gross floor area per tenancy does not exceed 450m<sup>2</sup>; and</p> <p>b. Compliance is achieved with TCZ-S8 (Screening &amp; Landscaping).</p>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with TCZ-R6-1.a</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. The extent to which the intensity, size and scale of the activity may adversely impact on the amenity of the Town Centre Zone or adjacent properties.</li> <li>2. The effects of the intensity, size and scale of the activity on the existing and anticipated function and role of the Town Centre Zone.</li> <li>3. The potential of the intensity, size and scale of the activity to compromise activities that are enabled in the Town Centre Zone.</li> <li>4. The potential of the location of the activity in the Town Centre Zone to undermine the role and function of the City Centre Zone.</li> <li>5. The extent to which the adverse effects of the intensity, size and scale of the activity can be avoided, or appropriately remedied or mitigated.</li> </ol> <p>b. Compliance is not achieved with TCZ-R6-1.b</p> <p>Matters of discretion are restricted to:</p>

Rules	
	1. The matters of discretion of the infringed standard.
TCZ-R7	Educational Facility
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. The gross floor area per facility does not exceed 450m<sup>2</sup>; and</p> <p>b. Compliance is achieved with TCZ-S8 (Screening &amp; Landscaping).</p>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with TCZ-R7-1.a</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. The extent to which the intensity, size and scale of the activity may adversely impact on the amenity of the Town Centre Zone or adjacent properties.</li> <li>2. The effects of the intensity, size and scale of the activity on the existing and anticipated function and role of the Town Centre Zone.</li> <li>3. The potential of the intensity, size and scale of the activity to compromise activities that are enabled in the Town Centre Zone.</li> <li>4. The potential of the location of the activity in the Town Centre Zone to undermine the role and function of the City Centre Zone.</li> <li>5. The extent to which the adverse effects of the intensity, size and scale of the activity can be avoided, or appropriately remedied or mitigated.</li> </ol> <p>b. Compliance is not achieved with TCZ-R7-1.b</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. The matters of discretion of the infringed standard.</li> </ol>
TCZ-R8	Office
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. The gross floor area per tenancy does not exceed 300m<sup>2</sup>; and</p> <p>b. Compliance is achieved with TCZ-S8 (Screening &amp; Landscaping).</p>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with TCZ-R8-1.a</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. The extent to which the intensity, size and scale of the activity may adversely impact on the amenity of the Town Centre Zone or adjacent properties.</li> <li>2. The effects of the intensity, size and scale of the activity on the existing and anticipated function and role of the Town Centre Zone.</li> </ol>

Rules	
	<ul style="list-style-type: none"> <li>3. The potential of the intensity, size and scale of the activity to compromise activities that are enabled in the Town Centre Zone.</li> <li>4. The potential of the location of the activity in the Town Centre Zone to undermine the role and function of the City Centre Zone.</li> <li>5. The extent to which the adverse effects of the intensity, size and scale of the activity can be avoided, or appropriately remedied or mitigated.</li> </ul> <p>b. Compliance is not achieved with TCZ-R8-1.b</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> <li>1. The matters of discretion of the infringed standard.</li> </ul>
TCZ-R9	Visitor Accommodation
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The gross floor area per tenancy does not exceed 450m<sup>2</sup>;</li> <li>b. All habitable rooms comply with TCZ-S5 (Location of Residential Units) and TCZ-S6 (Noise &amp; Ventilation); and</li> <li>c. Compliance is achieved with TCZ-S8 (Screening &amp; Landscaping).</li> </ul>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with TCZ-R9-1.a</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> <li>1. The extent to which the intensity, size and scale of the activity may adversely impact on the amenity of the Town Centre Zone or adjacent properties.</li> <li>2. The effects of the intensity, size and scale of the activity on the existing and anticipated function and role of the Town Centre Zone.</li> <li>3. The potential of the intensity, size and scale of the activity to compromise activities that are enabled in the Town Centre Zone.</li> <li>4. The potential of the location of the activity in the Town Centre Zone to undermine the role and function of the City Centre Zone.</li> <li>5. The extent to which the adverse effects of the intensity, size and scale of the activity can be avoided, or appropriately remedied or mitigated.</li> </ul> <p>b. Compliance is not achieved with TCZ-R9-1.b or TCZ-R9-1.c</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> <li>1. The matters of discretion of the infringed standard.</li> </ul>
TCZ-R10	Residential Activity
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. No more than three residential units occupy the site; and</li> </ul>



Rules	
	<ul style="list-style-type: none"> <li>b. Compliance is achieved with               <ul style="list-style-type: none"> <li>i. TCZ-S5 (Location of Residential Units);</li> <li>ii. TCZ-S6 (Noise &amp; Ventilation); and</li> <li>iii. TCZ-S7 (Outdoor Living Space).</li> </ul> </li> </ul>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with TCZ-R10-1.a</li> </ul> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> <li>1. The effects of the residential activity on the existing and anticipated function and role of the Town Centre Zone.</li> <li>2. The potential of the residential activity to compromise activities that are enabled in the Town Centre Zone.</li> <li>3. The amenity for the occupiers of the residential units.</li> </ul> <ul style="list-style-type: none"> <li>b. Compliance is not achieved with TCZ-R10-1.b</li> </ul> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> <li>1. The matters of discretion of the infringed standard.</li> </ul>
TCZ-R11	Supermarket
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The gross floor area does not exceed 1500m<sup>2</sup>; and</li> <li>b. Compliance is achieved with TCZ-S7 (Screening &amp; Landscaping).</li> </ul>
	<p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with TCZ-R11-1.a</li> </ul> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> <li>1. The extent to which the intensity, size and scale of the activity may adversely impact on the amenity of the Town Centre Zone or adjacent properties.</li> <li>2. The effects of the of the intensity, size and scale of the activity on the existing and anticipated function and role of the Town Centre Zone.</li> <li>3. The potential of the intensity, size and scale of the activity to compromise activities that are enabled in the Town Centre Zone.</li> <li>4. The potential of the location of the activity in the Town Centre Zone to undermine the role and function of the City Centre Zone.</li> <li>5. The extent to which the adverse effects of the intensity, size and scale of the activity can be avoided, or appropriately remedied or mitigated.</li> </ul> <ul style="list-style-type: none"> <li>b. Compliance is not achieved with TCZ-R11-1.b</li> </ul>

Rules	
	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. The matters of discretion of the infringed standard.</li> </ol>
TCZ-R12	Emergency Service Facility
	<ol style="list-style-type: none"> <li>1. Activity status: <b>Restricted discretionary</b>  Where: <ol style="list-style-type: none"> <li>a. Compliance is achieved with TCZ-S7 (Screening &amp; Landscaping).</li> </ol> Matters of discretion are restricted to: <ol style="list-style-type: none"> <li>1. The extent to which the activity may adversely impact on the amenity of the Town Centre Zone or adjacent properties.</li> <li>2. The effects of the of the activity on the existing and anticipated function and role of the Town Centre Zone.</li> <li>3. The potential of the activity to compromise activities that are enabled in the Town Centre Zone.</li> <li>4. The extent to which the adverse effects of the activity can be avoided, or appropriately remedied or mitigated.</li> <li>5. The functional or operational need for the Emergency Service Facility to be located in the Town Centre Zone.</li> </ol> </li> </ol>
	<ol style="list-style-type: none"> <li>2. Activity status: <b>Discretionary</b>  Where: <ol style="list-style-type: none"> <li>a. Compliance is not achieved with TCZ-R12-1.a</li> </ol> </li> </ol>
TCZ-R13	Active and Passive Recreation
	<ol style="list-style-type: none"> <li>1. Activity status: <b>Restricted discretionary</b>  Where: <ol style="list-style-type: none"> <li>a. The gross floor area per tenancy does not exceed 450m<sup>2</sup>;</li> <li>b. Compliance is achieved with TCZ-S7 (Screening &amp; Landscaping).</li> </ol> Matters of discretion are restricted to: <ol style="list-style-type: none"> <li>1. The extent to which the activity may adversely impact on the amenity of the Town Centre Zone or adjacent properties.</li> <li>2. The effects of the of the activity on the existing and anticipated function and role of the Town Centre Zone.</li> <li>3. The potential of the activity to compromise activities that are enabled in the Town Centre Zone.</li> <li>4. The extent to which the adverse effects of the activity can be avoided, or appropriately remedied or mitigated.</li> </ol> </li> </ol>
	<ol style="list-style-type: none"> <li>2. Activity status: <b>Discretionary</b>  Where: <ol style="list-style-type: none"> <li>a. Compliance is not achieved with TCZ-R13-1.a or TCZ-R13-1.b</li> </ol> </li> </ol>

Rules	
TCZ-R14	Entertainment Facility
	1. Activity status: <b>Discretionary</b>
TCZ-R15	Large Format Retail Activity, excluding Supermarkets
	1. Activity status: <b>Discretionary</b>
TCZ-R16	Drive-through Activity
	1. Activity status: <b>Discretionary</b>
TCZ-R17	Retirement Village
	1. Activity status: <b>Discretionary</b>
TCZ-R18	Any activity not otherwise listed as permitted, restricted discretionary, discretionary or non-complying
	1. Activity status: <b>Discretionary</b>
TCZ-R19	Industrial Activity
	1. Activity status: <b>Non-complying</b>
TCZ-R20	Yard Sale Activity / Trade Supplier
	1. Activity status: <b>Non-complying</b>
TCZ-R21	Motorised Recreation
	1. Activity status: <b>Non-complying</b>
TCZ-R22	Rural Activity
	1. Activity status: <b>Non-complying</b>
TCZ-R23	Primary Production
	1. Activity status: <b>Non-complying</b>

Activity Standards	
TCZ-S1	Height
<p>1. All buildings and structures must not exceed a maximum height above ground level of 22m, except that:</p> <ol style="list-style-type: none"> <li>An additional 1m can be added to the maximum height of any building with a roof slope of 15° or greater; and</li> <li>Any fence or standalone wall along a side or rear boundary which adjoins a site zoned Residential or Open Space and Recreation must not exceed 2m in height.</li> </ol> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> <li>Solar water heating components provided these do not exceed the height by more than 1m.</li> </ul>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>The location, design and appearance of the building or structure.</li> <li>Any adverse effects on the streetscape.</li> <li>Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned sites.</li> <li>Compatibility with the anticipated scale, proportion and context of buildings, structures and activities in the surrounding area.</li> <li>Whether an increase in building height results from a response to natural hazard mitigation.</li> </ol>

Activity Standards	
<ul style="list-style-type: none"> <li>• Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height by more than 1m.</li> <li>• Antennas, aerials, and flues provided these do not exceed the height by more than 1m.</li> <li>• Satellite dishes (less than 1m in diameter) and architectural features (e.g. finials, spires) provided these do not exceed the height by more than 1m.</li> <li>• Lift overruns provided these do not exceed the height by more than 1m.</li> </ul>	<p>6. Whether topographical or other site constraints make compliance with the standard impractical.</p>
TCZ-S2	Height in Relation to Boundary
<p>1. Where the side or rear boundary of a site adjoins a Residential Zone, Open Space and Recreation Zone all buildings must be contained beneath a line of 60° measured into the site from any point 6m vertically above ground level along those boundaries.</p> <p>Except that:</p> <ul style="list-style-type: none"> <li>• Where adjacent to a shared access in excess of 2.5m in width, the measurement shall be taken from the furthest side.</li> </ul> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> <li>• Solar water heating components provided these do not exceed the height in relation to boundary by more than 1m.</li> <li>• Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height in relation to boundary by more than 1m.</li> <li>• Antennas, aerials, satellite dishes (less than 1m in diameter), flues, and architectural features (e.g. finials, spires) provided these do not exceed the height in relation to boundary by more than 3m measured vertically.</li> </ul>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned sites.</li> <li>2. The location, design and appearance of the building or structure.</li> <li>3. Whether an increase in height in relation to boundary results from a response to natural hazard mitigation.</li> <li>4. Whether any architectural features or steps are proposed in the building façade to provide an attractive appearance when viewed from adjoining Residential or Open Space and Recreation zoned sites.</li> </ol>
TCZ-S3	Setback
<p>1. Buildings and structures must not be located within a 3m setback from a side or rear boundary where that boundary adjoins a Residential or Open Space and Recreation Zone.</p> <p>This standard does not apply to:</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. The visual amenity of adjoining Residential and Open Space and Recreation sites.</li> <li>2. The location, design and appearance of the building or structure.</li> </ol>

<b>Activity Standards</b>	
<ul style="list-style-type: none"> <li>• Accessory buildings less than 2m in height.</li> <li>• Fences and standalone walls.</li> </ul>	<ol style="list-style-type: none"> <li>3. Whether any architectural features or steps are proposed in the building façade to provide an attractive appearance when viewed from adjoining Residential or Open Space and Recreation sites.</li> <li>4. Any benefits, including the extent to which the reduced setback will result in a more efficient, practical and better use of the balance of the site.</li> </ol>
<b>TCZ-S4</b>	<b>Active Frontages</b>
<ol style="list-style-type: none"> <li>1. Along active frontages identified on the planning maps: <ol style="list-style-type: none"> <li>a. All new buildings and ground level additions or alterations to existing buildings must be built up to and oriented towards the road or public space boundary;</li> <li>b. A veranda must be provided that: <ol style="list-style-type: none"> <li>i. Extends along the entire length of the building frontage;</li> <li>ii. Provides continuous shelter with any adjoining veranda; and</li> <li>iii. Has a minimum setback of 500mm from any kerb face;</li> </ol> </li> <li>c. At least 55% of the ground floor building frontage must be display windows or transparent glazing; and</li> <li>d. The principal public entrance to the building must be located on the front boundary.</li> </ol> </li> </ol>	Matters of discretion are restricted to: <ol style="list-style-type: none"> <li>1. The amenity and quality of the streetscape.</li> <li>2. The ability to reuse and adapt the building for a variety of activities.</li> <li>3. Consistency with the Town &amp; City Centre Design Guide.</li> </ol>
<b>TCZ-S5</b>	<b>Location of Residential Units</b>
<ol style="list-style-type: none"> <li>1. Along active frontages identified on the planning maps all residential units must be located above ground floor level.</li> </ol>	Matters of discretion are restricted to: <ol style="list-style-type: none"> <li>1. The amenity and quality of the streetscape.</li> <li>2. The amenity for the occupiers of the residential units.</li> <li>3. Consistency with the Town &amp; City Centre Design Guide.</li> </ol>
<b>TCZ-S6</b>	<b>Noise and Ventilation</b>
<ol style="list-style-type: none"> <li>1. All residential units must meet the following standards: <ol style="list-style-type: none"> <li>a. All habitable rooms must be designed and constructed to meet internal sound</li> </ol> </li> </ol>	Matters of discretion are restricted to:

Activity Standards	
<p>insulation levels achieving <math>DnT,w+Ctr &gt;30dB</math> with an acoustic design certificate signed by a qualified acoustic engineer stating compliance will be achieved; and</p> <p>b. All habitable rooms must have a positive supplementary source of fresh air ducted from outside. The supplementary source of air is to achieve a minimum of 7.5 litres per second per person.</p>	<ol style="list-style-type: none"> <li>1. Any potential reverse sensitivity effects on the continued operation of non- residential activities.</li> <li>2. The amenity for the occupiers of the residential units.</li> </ol>
TCZ-S7	Outdoor Living Space
<ol style="list-style-type: none"> <li>1. Each residential unit located on the ground floor must be provided with an outdoor living space that:               <ol style="list-style-type: none"> <li>a. Has a minimum area of <math>15m^2</math> ;</li> <li>b. Has a minimum width of 3m;</li> <li>c. Is directly accessible from a habitable room or kitchen in the residential unit to which it relates; and</li> <li>d. Is free of buildings, parking spaces and manoeuvring areas.</li> </ol> </li> <li>2. Each residential unit located entirely above ground floor must be provided with an outdoor living space in the form of a balcony, deck or roof terrace that:               <ol style="list-style-type: none"> <li>a. Has a minimum area of <math>8m^2</math>;</li> <li>b. Has a minimum width of 1.8m; and</li> <li>c. Is directly accessible from a habitable room or kitchen in the residential unit to which it relates.</li> </ol> </li> <li>3. For multi-unit housing, the outdoor living space can be provided as private space and shared space provided that:               <ol style="list-style-type: none"> <li>a. Each residential unit is provided with a private outdoor living space that has a minimum area of <math>8m^2</math> with a minimum dimension of 1.8m, that is directly accessible from a habitable room or kitchen in the residential unit to which it relates;</li> <li>b. The shared outdoor living space has a minimum area of <math>20m^2</math> with a minimum dimension of 3m; and</li> </ol> </li> </ol>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. Whether adequate useable space is provided to accommodate outdoor activities.</li> <li>2. Whether there are topographical or other site constraints that make compliance with the standard impractical.</li> <li>3. The proximity of the residential unit to accessible public open space.</li> <li>4. Consistency with the Town &amp; City Centre Design Guide.</li> </ol>

Activity Standards	
<p>c. Any ground floor outdoor living space is free of buildings, parking spaces and manoeuvring areas.</p>	
TCZ-S8	Screening and Landscaping of Service Areas, Outdoor Storage Areas and Parking Areas
<p>1. Any on-site service areas, including rubbish collection areas, and areas for the outdoor storage of goods or materials must, without preventing the provision of an entry point to the site, be adequately screened by a fence or landscaping where they are visible from any:</p> <ul style="list-style-type: none"> <li>a. Public road;</li> <li>b. Other public space; and</li> <li>c. Directly adjoining site zoned Residential or Open Space and Recreation.</li> </ul> <p>2. Any on-site parking area must:</p> <ul style="list-style-type: none"> <li>a. Be adequately screened by a fence or landscaping from any directly adjoining site zoned Residential or Open Space and Recreation.</li> <li>b. Where located along a street edge, provide a landscaping strip that extends at least 1.5m from the boundary with the road and comprise a mix of trees, shrubs and ground cover plants, without preventing the provision of an entry point to the site. This does not apply to individual parking spaces for residential development, if provided.</li> </ul> <p>3. Along active frontages identified on the planning maps any on-site service areas, including rubbish collection areas, and areas for the storage of goods or materials and any on-site ground level car parking must be:</p> <ul style="list-style-type: none"> <li>a. Located within or at the rear of the building that they serve; and</li> <li>b. Adequately screened by a fence or landscaping where they are visible from any public road, public space or directly adjoining site zoned Residential or Open Space and Recreation.</li> </ul>	<p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> <li>1. Any adverse effects on the streetscape.</li> <li>2. The visual amenity of adjoining Residential and Open Space and Recreation zoned sites including shading.</li> <li>3. The service, storage and parking needs of the activity.</li> <li>4. The size and location of service, storage and parking areas.</li> <li>5. Consistency with the Town &amp; City Centre Design Guide.</li> </ul>