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DISCRETIONARY USES IN THE TOWNSHIP ZONE

This policy applies to all land in the Township Zone

Policy Basis

The Township Zone provides for a wide range of non-residential uses subject to a permit. While this flexibility enables significant potential for new development, non-residential uses have the potential to adversely affect the amenity of residential areas.

Objectives

To ensure that the residential amenity of the towns is not adversely affected by non-residential uses.

To promote the appropriate development of non-residential uses within the Township Zone.

Policy

It is policy that the following matters be taken into account when considering applications for discretionary uses and associated development on land in the Township Zone:

- Except on land with access to a road in a Road Zone:
 - Hours of operation should be limited to between 8am and 8pm, except for a convenience shop.
 - Buildings and works should be consistent with the scale, bulk and character of adjoining residential areas.
 - Noise levels should be compatible with a residential environment.
- The use of land in the Commercial and Industrial Zones should be encouraged for new business or industrial developments.