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23/04/2015  
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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.