

## Commercial and Mixed Use Zones

### Matters of Discretion

#### CMUZ-MD1 Height

- a. The location, design, scale and appearance of the building or structure.
- b. Adverse effects on the streetscape.
- c. Adverse effects on the amenity values of neighbours on sites containing residential or other sensitive activities, including visual dominance, shading and effects on privacy.
- d. The extent to which the increase in height is necessary due to the functional and operational requirements of an activity.

#### CMUZ-MD2 Height in Relation to Boundary

- a. Adverse effects resulting from the bulk and dominance of built form.
- b. Effects on visual amenity values, privacy, outlook, sunlight and daylight access and use of outdoor living space for neighbouring properties.
- c. The adequacy of any mitigation measures.

#### CMUZ-MD3 Setbacks

- a. The location, design, scale and appearance of the building or structure.
- b. For road boundaries, adverse effects on the streetscape.
- c. For internal boundaries, the extent of adverse effects on privacy, outlook, shading, and other amenity values for the adjoining property.
- d. Where the building or structure is opposite any residential zone, the effects of a reduced setback on the amenity values and outlook on that zone.
- e. The adequacy of any mitigation measures.

#### CMUZ-MD4 Outdoor Storage

- a. The design, size and location of any outdoor storage area.
- b. Effects on the amenity values of adjoining residential sites.
- c. The visual impact of the outdoor storage on the streetscape and surrounding environment.
- d. The overall landscaping provided on the site.
- e. The adequacy of any mitigation measures.

#### CMUZ-MD5 Coverage

- a. The location, design and appearance of buildings on the site.
- b. The visual impact of the built form on the streetscape and surrounding environment.
- c. The extent and quality of any landscaping proposed to soften the built form.
- d. The adequacy of any mitigation measures.

#### CMUZ-MD6 Landscaping

- a. The location, design and appearance of buildings and other activities on the site.
  - b. The extent of visual impacts on the streetscape and surrounding environment as a result of the reduced landscaping.
  - c. The extent to which an appropriate level of separation and privacy is achieved between the
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zone boundaries.

- d. Whether a reduction in road boundary landscaping is appropriate to address a traffic safety matter.
- e. The overall landscaping provided on the site.
- f. The adequacy of any mitigation measures.