

GENERAL RESIDENTIAL ZONE

Introduction

The General Residential Zone is applied to suburban housing in the urban areas of Timaru, Temuka, Pleasant Point and Geraldine. It is intended that these areas will have residential units of one to two storeys, with ample ~~area space~~ around buildings for plantings and outdoor living ~~space areas~~, and good access to sunlight. Compatible and ~~complimentary~~ **complementary**¹ activities are enabled, while other activities require resource consent to ensure they do not detract from the character and qualities of the ~~Z~~Zone.

Objectives

GRZ-O1	The purpose of the General Residential Zone
The General Residential Zone primarily provides for residential activities, <u>via</u> ² a mix of housing types, along with other complimentary activities that support the wellbeing of residents.	
GRZ-O2	Character and qualities of the General Residential Zone
The character and qualities of the General Residential Zone comprise: <ol style="list-style-type: none"> 1. a low to moderate building site coverage; and 2. a built form of single and two-storey attached or detached buildings; and 3. ample space around buildings; and³ 4. provision for a sufficient level of on-site outdoor living <u>space areas</u>⁴; and 5. sites that incorporate plantings; and 6. a good level of sunlight access; and 7. a good level of privacy between properties. 	

Policies

GRZ-P1	Residential activities
Enable residential activities and <u>within</u> ⁵ a wide range of residential unit types and sizes where: <ol style="list-style-type: none"> 1. they are compatible with the character and qualities of the General Residential Zone; and 2. outdoor living <u>spaces areas</u>: <ol style="list-style-type: none"> a. are directly assessable <u>accessible</u>⁶ from the residential unit and have access to sunlight; and b. provide ample opportunity for outdoor living, tree and garden planting⁷; and 3. residential units and accessory buildings are located to: <ol style="list-style-type: none"> a. take advantage of sunlight; and b. ensure the shading and privacy of adjoining sites is not unreasonably compromised; and 4. ample open space <u>and landscaping</u> is provided around buildings that te which reflect maintains the character and qualities of <u>anticipated within</u>⁸ the Zzone.⁹ 	
GRZ-P2	Appropriate non-residential activities
Enable home business, small-scale non-residential activities where:	

¹ **Schedule 1 c16(2)**

² Kāinga Ora [229.62]

³ Kāinga Ora [229.63]

⁴ Kāinga Ora [229.63]

⁵ Kāinga Ora [229.89]

⁶ Broughs Gully [167.20]

⁷ Clause 10(2)(b) relating to Kāinga Ora [229.64]

⁸ Kāinga Ora [229.64]

⁹ Kāinga Ora [229.64]

1. they are compatible with the character and qualities of the surrounding area; and
2. any home-based business is ancillary to a residential activity; and
3. ~~they do not result in adverse effects on the amenity values of adjoining sites arising from the movement of people and motor¹⁰ vehicles associated with the activity are that cannot be mitigated¹¹; and~~
4. the hours of operation are compatible with residential amenity.

GRZ-P3 Retirement villages

Recognise the benefits of, ~~and provide for retirement villages in providing a diverse range of housing and care options for older persons and provide for them¹², where:~~

1. the scale, form and design of the retirement village maintains the anticipated¹³ character, qualities and amenity values of the surrounding area, while recognising the functional needs and operational needs of retirement villages¹⁴; and
2. on-site amenity for residents is provided that reflects the nature of and diverse needs of residents in the retirement village; and
3. suitable and safe internal access is provided for emergency services.

GRZ-P4 Other non-residential activities and buildings

Only allow other non-residential activities and buildings where:

1. they support the health, safety and¹⁵ wellbeing of residents in the area, or have a functional need or operational need¹⁶ to locate in the Zzone; and
2. any adverse effects on the residential amenity values are avoided or minimised; and
3. they maintain the anticipated character, qualities and purpose of the General Residential Zone.

GRZ-P5 Incompatible activities

Avoid activities that are likely to be incompatible or inconsistent with the character, qualities and purpose of the General Residential Zone, ~~unless:~~

1. ~~the activity is such a small scale that it will not have any adverse effects on residential amenity; or~~
2. ~~the site adjoins a zone that permits that activity and the activity will not have any adverse effects on residential amenity; or~~
3. ~~GRZ-P4 is complied with.¹⁷~~

Rules

Note: For certain activities, consent may be required by rules in more than one chapter in the District Plan. Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, HPW — How the Plan Works - General Approach.

GRZ-R1	Residential activities (not including buildings and not otherwise listed in this chapter)	
General Residential	Activity status: Permitted	Activity status where compliance not achieved: Restricted Discretionary

¹⁰ Schedule 1, cl16(2)

¹¹ Waka Kotahi [143.133]

¹² RVA [230.10]

¹³ Kāinga Ora [229.66]

¹⁴ RVA [230.10]

¹⁵ FENZ [131.17]

¹⁶ Transpower [159.92]

¹⁷ Kāinga Ora [229.68]

<p>Zone</p>	<p>Where:</p> <p>PER-1 GRZ-S8, GRZ-S9 and GRZ-S10 are complied with.</p> <p>Note: GRZ-R2 and/or GRZ-R9 apply to any associated buildings and structures must be constructed in accordance with GRZ-R9.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters of discretion of any infringed standard
<p>GRZ-R2 Residential units</p>		
<p>General Residential Zone excluding outside <u>PREC1 - the Old North Road General Residential Precinct</u></p>	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 There are no more than two residential units per site; and</p> <p>PER-2 All the standards of this chapter are complied with.</p> <p>Note: For residential unit(s) within <u>PREC1 - the Old North General Residential Precinct</u>, see <u>PREC1-R1</u>.</p>	<p>Activity status where compliance not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the bulk, location, design and density of buildings including articulation in the form of each residential unit; and 2. balance of open space and buildings; and 3. the extent, quality and design of outdoor living spaces areas; and 4. compatibility with the character of the area; and 5. amenity effects on neighbouring properties; and 6. provision for privacy between residential units and between sites; and 7. landscaping; <u>and</u> 8. outdoor storage, including rubbish collection areas; and 9. design of the access, car parking and service areas; and 10. fencing. <p>Note: Any application for this activity is precluded from being limited or publicly notified.</p> <p>Activity status where compliance not achieved with PER-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard.
<p>GRZ-R3 Visitor accommodation</p>		

<p>General Residential Zone</p>	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The visitor accommodation is undertaken within an existing residential unit; and</p> <p>PER-2 The maximum occupancy is six guests per night; and</p> <p>PER-3 The site does not have a shared access with another site.</p>	<p>Activity status when compliance not achieved: Discretionary</p>
<p>GRZ-R4 Home business</p>		
<p>General Residential Zone</p>	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The home business does not involve an offensive trade; and</p> <p>PER-2 GRZ-S11 is complied with.</p> <p>Note: GRZ-R2 and/or GRZ-R9 apply to any associated buildings and structures must be constructed in accordance with GRZ-R9.</p>	<p>Activity status when compliance not achieved with PER-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard. <p>Activity status when compliance not achieved with PER-1: Non-complying</p>
<p>GRZ-R5 Educational facilities</p>		
<p>General Residential Zone</p>	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The educational facility is within an existing residential unit; and</p> <p>PER-2 The maximum number of children attending at any one time is six, excluding any children who <u>reside on site</u> live there.</p>	<p>Activity status when compliance not achieved: Discretionary</p>
<p>GRZ-R6 Supported residential care activities</p>		

<p>General Residential Zone</p>	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The supported residential care activity is within an existing residential unit; and</p> <p>PER-2 The maximum occupancy does not exceed six residents.</p>	<p>Activity status where compliance not achieved: Discretionary</p>
<p>GRZ-R7 Community gardens</p>		
<p>General Residential Zone</p>	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The maximum area used for the sale of produce is 5m²; and</p> <p>Note: GRZ-R9 applies to any associated buildings and structures must be constructed in accordance with GRZ-R9.</p>	<p>Activity status where compliance not achieved: Discretionary</p>
<p>GRZ-R8 Open space used for recreational purposes</p>		
<p>General Residential Zone</p>	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 Buildings must only be used for storage of recreational equipment and have a maximum floor area of 25m²; and</p> <p>PER-2 The activity does not involve motorised vehicles, except lawn mowers and garden equipment; and</p> <p>PER-3 All the Standards of this chapter are complied with.¹⁸</p> <p>Note: GRZ-R9 applies to any associated buildings and structures must be constructed in accordance with GRZ-R9.</p>	<p>Activity status where compliance not achieved with PER-3: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>1. the matters of discretion of any infringed standard.¹⁹</p> <p>Activity status where compliance not achieved with PER-1: Discretionary</p> <p>Activity status where compliance not achieved with PER-2: Non-complying</p>

¹⁸ Clause 16(2)

¹⁹ Clause 16(2)

GRZ-R9	Buildings and structures (excluding fences) not otherwise listed²⁰	
General Residential Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The building or structure is associated with or ancillary to a permitted activity; and</p> <p>PER-2 All the standards of this chapter are complied with.</p>	<p>Activity status when compliance not achieved with PER-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>1. the matters of discretion of any infringed standard.</p> <p>Activity status when compliance not achieved with PER-1: The same status as the activity the building or structure is associated with or ancillary to.</p>
GRZ-R9A10	Full or partial demolition of buildings or structures²¹	
General Residential Zone	Activity status: Permitted	Activity status when compliance not achieved: Not applicable
GRZ-R4011	Fences (excluding those required under the Health and Safety at Work Act 2015)	
General Residential Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 Any fence within 2m of a site's road boundary or a boundary shared with a public reserve, walkway or cycleway is:</p> <ol style="list-style-type: none"> no higher than 1.2m above ground level; or no higher than 1.8m above ground level where at least 45% of the fence is visually permeable; and²² <p>PER-2 Any fence within 2m of a site's boundary, other than road boundary or a boundary shared with a public reserve, walkway or cycleway, is no higher than 2m above ground level.</p> <p>Note: This rule does not apply if the fence is required under the Health and Safety at Work Act 2015.</p>	<p>Activity status when compliance not achieved: Discretionary</p>

²⁰ Schedule 1, cl16(2)²¹ NZHHA [184.2]²² Karton and Hollamby Group [31.2], Dale, S and A [54.5], MFL [60.34], Speirs, B [66.31], Rooney Holdings [174.77], Rooney, GJH [191.77], Rooney Group [249.77], Rooney Farms [250.77], Rooney Earthmoving [251.77], TDL [252.77]

GRZ- R4412	Retirement villages	
General Residential Zone	<p>Activity status: <u>Controlled Restricted Discretionary</u>²³</p> <p>Where:</p> <p>PERRDIS-1 GRZ-S1, GRZ-S2, <u>GRZ-S3</u>, GRZ-S4, 25584,²⁴ GRZ-S5 and GRZ-S9 are complied with.</p> <p>Matters of control <u>discretion</u> are <u>limited restricted</u>²⁵ to:</p> <ol style="list-style-type: none"> 1. the scale, form and design of the <u>retirement</u> village, its open space and any associated buildings, structures, parking, or utility areas; and 2. any adverse effects on the <u>anticipated</u>²⁶ character, qualities and amenity values of the surrounding area; and 3. on-site amenity for residents; and 4. the ability of infrastructure to service the development; <u>and</u> 5. <u>effects on the safety of, and the quality of the interface with, adjacent roads or public open spaces; and</u> 6. <u>the functional needs and operational needs of the retirement village; and</u> 7. <u>the benefits of retirement villages.</u>²⁷ <p>Note: Any application for this activity is <u>precluded from being limited or publicly notified.</u>²⁸</p>	Activity status where compliance not achieved: Discretionary
GRZ- R4213	Emergency services facilities	
General Residential Zone	<p>Activity status: <u>Restricted Discretionary</u></p> <p>Where:</p> <p>PERRDIS-1 GRZ-S1, GRZ-S2, GRZ-S4, GRZ-S5; <u>and</u> GRZ-S6, GRZ-S9²⁹ are complied with.</p>	Activity status where compliance not achieved: Discretionary

²³ Kāinga Ora [229.74]²⁴ Clause 16(2)²⁵ Kāinga Ora [229.74]²⁶ Kāinga Ora [229.74]²⁷ RVA [230.11, 230.12, 230.13]²⁸ RVA [230.11]²⁹ FENZ [131.23]

	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the location and design of any proposed parking and loading areas and access; and 2. design and layout of on-site pedestrian connections; and 3. hours of operation; and 4. noise, disturbance and loss of privacy of neighbours; and 5. location, size and numbers of signs; and 6. traffic generation and impact on the transport network; and 7. landscaping and open space; and 8. site layout; and 9. the scale of activity; and 10. scale, form and design of buildings; and 11. the benefits of providing emergency service facilities. 	
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GRZ-R4314	Community facilities <u>not otherwise listed in this chapter</u>³⁰	
General Residential Zone	Activity status: Discretionary	Activity status when compliance not achieved: Not applicable
GRZ-R4415	<u>Any Activities</u> not otherwise listed in this chapter	
General Residential Zone	Activity status: Discretionary	Activity status when compliance not achieved: Not applicable
GRZ-R4516	Industrial activities	
General Residential Zone	Activity status: Non-Complying	Activity status when compliance not achieved: Not applicable
GRZ-R4617	Primary production and rural industry	
General Residential Zone	Activity status: Non-Complying	Activity status when compliance not achieved: Not applicable
GRZ-R4718	Mining	
General Residential Zone	Activity status: Non-Complying	Activity status when compliance not achieved: Not applicable

³⁰ [Schedule 1, cl16\(2\)](#)

GRZ-R19	Large format retailing (excluding supermarkets)³¹	
General Residential Zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
GRZ-R19	Dismantling or repair of motor vehicles owned by people not living on-site including storage of those vehicles³²	
General Residential Zone	Activity status: Non-Complying	Activity status where compliance not achieved: Not applicable -
GRZ-R20	Offensive trades	
General Residential Zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable

³¹ Woolworths [242.18, 242.19]

³² MFL [60.35]

Standards		
GRZ-S1	Height of buildings and structures	
General Residential Zone	The maximum height of buildings and structures must not exceed 9m measured from <u>existing</u> ground level <u>to the highest part</u> , ³³ or for towers and poles associated with <u>emergency services</u> facilities, must not exceed 15m <u>measured from existing ground level</u> . ³³	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. dominance in relation to the street and adjoining residential sites; and 2. overlooking and loss of privacy in relation to adjoining residential sites; and 3. solar access to adjoining residential sites; and 4. mitigation measures.
GRZ-S2	Height in relation to boundary	
General Residential Zone	Buildings and structures must be contained within a building envelope defined by recession planes from points 2.5m above ground level at the boundaries of the site. The method for determining recession planes and any permitted projection is described in <i>APP8 - Recession Planes</i> .	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. any impact on privacy and the ability to use and enjoy outdoor living space; and 2. any impact on solar access; and 3. any adverse effects resulting from the bulk and dominance of built form; and 4. any benefits, such as the use of architectural features or steps in the building <u>façade</u>; and 5. mitigation measures.
GRZ-S3	Road <u>s</u>Setbacks	
General Residential Zone	<ol style="list-style-type: none"> 1. Buildings other than: <ol style="list-style-type: none"> 4. <u>a</u> a garage ;or 2. <u>b</u> a carport for a single car parking space must be set-back a minimum of 2m from any road boundary. 2. Buildings must be setback a minimum of <u>1m from any internal boundary, except where buildings share a common boundary wall</u>.³⁴ 	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. landscaping; and 2. openness, dominance and attractiveness when viewed from the street; and 3. mitigation measures; <u>and</u> 4. <u>dominance, loss of privacy and shading in relation to neighbouring residential activities</u>.³⁵
GRZ-S4	Façade length	
General Residential Zone	Where a <u>façade</u> of a building is located within 6m of the boundary with an adjoining site, the <u>façade</u> must not exceed an overall dimension of 30m measured parallel to any site boundary, excluding a <u>600mm millimetre</u> projection of eaves.	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. the visual effect of continuous walls; and 2. landscaping; and 3. building setback; and 4. mitigation measures.

³³ FENZ [131.21]³⁴ Kāinga Ora [229.79]³⁵ Kāinga Ora [229.79]

GRZ-S5		Coverage
General Residential Zone	<ol style="list-style-type: none"> The building coverage of the net area³⁶ of any site must not exceed 40%; and For retirement villages, the percentage of <u>building</u> coverage must be calculated over the net site area of the entire complex or group of buildings. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> compatibility with the character of the area; and ability to detain stormwater on-site; and visual dominance on adjacent properties; and the scale of buildings; and open space and landscaping; and Mitigation measures.
GRZ-S6		Gross floor area
General Residential Zone	The maximum gross floor area of any single building must be <u>not exceed</u> ³⁷ 550m ² .	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> compatibility with the character of the area; and scale, intensity and character of land use; and scale and bulk of buildings; and visual dominance on adjacent properties; and building setbacks; and building design; and landscaping.
GRZ-S7		Density of residential units
Gleniti Low Density Residential Specific Control Area	Residential units must not exceed a density of one per 700m ² of net site area.	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> Balance of open space and buildings; and Compatibility with the character of area; and Visual dominance on adjacent properties; and Loss of privacy to adjacent properties; and Overlooking and loss of privacy; and Landscaping; Stormwater treatment and discharge; and The cumulative effects of an increase in density on the provision of infrastructure; Whether it will establish a precedent or authority to approve similar proposals.

³⁶ ECan [183.1]

³⁷ Dale, S and A [54.7] and Speirs, B [66.32]

GRZ-S8	Outdoor living space	
General Residential Zone	<p>1. <u>Except where 2. below applies, each residential unit must have an exclusive outdoor living space:</u></p> <ol style="list-style-type: none"> of at least 50m² at ground level with a minimum dimension of 5m; and that is directly accessible from the residential unit; and is located to the north, west or east of the residential unit. <p>2. <u>Each residential unit located entirely above ground floor level must have an exclusive outdoor living space in the form of a balcony, patio or terrace:</u></p> <ol style="list-style-type: none"> of at least 12m², with a minimum dimension of 1.8m, where the residential unit has two or more bedrooms; or 8m², with a minimum dimension of 1.8m, where the residential unit is a one-bedroom or studio unit; that is directly accessible from the residential unit; and is located to the north, west or east of the residential unit.³⁸ 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> provision of sufficient outdoor living space <u>which reflects the anticipated occupancy of the residential unit associated dwelling</u>³⁹; and accessibility and convenience for residents; alternative provision of outdoor living space, which is in close enough proximity to meet residents' needs; and the need to retain mature on-site vegetation.
GRZ-S9	Landscaping	
General Residential Zone	At least 30% of the site shall be planted in grass, trees, shrubs or other vegetation.	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> compatibility with the character of the area; and balance between built form and open space; and <u>streetscape amenity.</u>⁴⁰
GRZ-S10	Heavy vehicle storage	
General Residential Zone	There must be no more than one heavy vehicle stored on a site in association with a permitted activity.	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> noise; and any impact on the visual amenity of the surrounding area.
GRZ-S11	Home business	
General Residential Zone	<ol style="list-style-type: none"> There must be no more than one full-time equivalent person engaged in the home business who resides off-site; and All manufacturing, altering, repairing, dismantling or processing of any materials or articles associated with an 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> scale, intensity and character of business; and hours of operation; and traffic generation; and

³⁸ Kāinga Ora [229.82]³⁹ Kāinga Ora [229.82]⁴⁰ Kāinga Ora [229.83]

<p>activity must be carried out within a building; and</p> <p>3. Any retail sales, other than internet-based sales where no customer visits occur, must be limited to the sale of produce grown on the site and handcrafts manufactured on the site.</p>	<p>4. the design of any parking proposed; and</p> <p>5. noise, odour, dust, disturbance and loss of privacy for neighbours; <u>and</u></p> <p>6. mitigation measures.</p>
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PREC1 - Old North Road General Residential Precinct

The Old North Road General Residential Precinct is located in the north of Timaru township and encompasses a greenfield area to the west of Old North Road and a semi-developed area north of Mahoneys Road. Significant parts of the area are located close to industrial activity and there is therefore the potential for reverse sensitivity effects to occur. In addition, the north-west section of the site is traversed by the National Grid.

Objectives

PREC1-O1	The purpose of the Old North Road General Residential Precinct
<p>Low-density residential development is provided in the <u>the</u> PREC1 - Old North General Residential Precinct in a way that minimises reverse sensitivity effects on the adjacent General Industrial Z<u>z</u>one.</p>	

Policies

PREC1-P1	Reverse sensitivity
<p>Require a low density of development and separation distances from industrial <u>activities</u> development.</p>	

Rules

Note: All rules for ~~the~~ the underlying zone ~~applies~~ apply to activities in ~~the~~ the ~~PREC1 – Old North General Residential Precinct~~, unless modified by the below rules. For certain activities, consent may be required by rules in more than one chapter in the District Plan. Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, HPW — How the Plan Works - General Approach.

PREC1-R1	Residential units	
PREC1 - Old North Road General Residential Precinct	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 GRZ-S1, GRZ-S2, GRZ-S4, GRZ-S6, GRZ-S9, GRZ-S10, PREC1-S1, PREC1-S2 and PREC1-S3 are complied with.</p>	<p>Activity status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>1. the matters of discretion of any infringed standard.</p>

Standards		
PREC1-S1	Density of residential units	
PREC1 - Old North Road General Residential Precinct	Residential units must not exceed a density of one per 1,500m ² of net site area.	Matters of discretion <u>are</u> restricted to: <ol style="list-style-type: none"> 1. reverse sensitivity effects on the General Industrial Zone; and 2. balance of open space and buildings; and 3. compatibility with the character of the area; and 4. visual dominance on adjacent properties; and 5. loss of privacy to adjacent properties; and 6. overlooking and loss of privacy; and 7. landscaping.
PREC1-S2	Road and boundary Setbacks	
PREC1 - Old North Road General Residential Precinct	<ol style="list-style-type: none"> 1. Buildings other than a garage or carport must be set-back a minimum of 10m from Old North Road or Blair Street; <u>and</u> 2. Buildings other than a garage or carport must be set-back a minimum of 20m from any boundary adjoining the General Industrial Zone. 	Matters of discretion <u>are</u> restricted to: <ol style="list-style-type: none"> 1. potential reverse sensitivity effects on the General Industrial Zone; and 2. landscaping; and 3. setback of buildings; <u>and</u> 4. mitigation measures.
PREC1-S3	Site coverage	
PREC1 - Old North Road General Residential Precinct	The maximum site coverage combined building and impervious surface coverage of the net site area of any site must not exceed 35%.	Matters of discretion <u>are</u> restricted to: <ol style="list-style-type: none"> 1. potential reverse sensitivity effects on the General Industrial Zone; and 2. compatibility with the character of the area; and 3. visual dominance on adjacent properties; and 3. the scale of buildings.