

Part 4 Employment zone provisions

30 General controls for development—Zone 3 (a) (General Business Zone)

(1) Land within the zone

Land is within Zone 3 (a) (the General Business Zone) if it is shown lettered 3 (a) on the zoning map.

(2) Objectives of the zone

The objectives of Zone 3 (a) are as follows:

- (a) to encourage a high standard of commercial development, create compact business centres which service the population and visitors and facilitate the expansion of business activities in appropriate locations,
- (b) to set aside certain land for the provision of services required by the travelling public for the development of facilities for refreshment, accommodation, recreation and amusement,
- (c) to permit non-commercial development where such development complements the intended commercial character of the locality, including dwellings attached to commercial development.

(3) Allowed without development consent

Development for the purpose of:

environmental facilities.

(4) Allowed only with development consent

Development for the purpose of:

advertisements; business premises; car parks; child care centres; clearing of land; clubs; commercial premises; community facilities; convenience stores; dwelling houses attached to commercial premises and/or shops; educational establishments; entertainment establishments; granny flats; hospitals; hotels; kiosks; medical centres; motels; motor showrooms; multi unit housing if not at street level (other

than the entry and the like); places of public worship; plant depots; plant hire; professional consulting rooms; public buildings; reception establishments; recreation areas; recreation facilities; refreshment rooms; research facilities; retail plant nurseries; service stations; shops; transport depots; transport terminals; utility installations; vehicle repair stations; veterinary establishments.

(5) Prohibited

Any development not included in subclause (3) or (4).

31 General controls for development—Zone 3 (b) (Special Business Zone)

(1) Land within the zone

Land is within Zone 3 (b) (the Special Business Zone) if it is shown lettered 3 (b) on the zoning map.

(2) Objectives of the zone

The objectives of Zone 3 (b) are as follows:

- (a) to provide a specialist area for a range of retailing activities which have a similar location and access requirements,
- (b) to ensure there is suitable vehicle access for both customers and delivery vehicles and adequate provision of car parking,
- (c) to ensure development in the zone is of a high standard of design,
- (d) to provide for office premises and certain other non-retail purposes where they will not detrimentally affect the role of any other zone.

(3) Allowed without development consent

Development for the purpose of:

environmental facilities.

(4) Allowed only with development consent

Development for the purpose of:

abattoirs; advertisements; brothels; bulky good retail outlets; clearing of land; clubs; commercial premises; community centres; educational establishments; entertainment establishments; hospitals; hotels; light industries; marine service centres; motels; motor showrooms; places of public worship; public buildings; recreation facilities; recreational establishments; refreshment rooms; research establishments; retail plant nurseries; sawmills; service stations; sex shops; shops ancillary to an otherwise permitted use; transport terminals; vehicle repair stations; warehouses.

(5) Prohibited

Any development not included in subclause (3) or (4).

32 General controls for development—Zone 4 (a) (Industrial Zone)

(1) Land within the zone

Land is within Zone 4 (a) (the Industrial Zone) if it is shown lettered 4 (a) on the zoning map.

(2) Objectives of the zone

The objectives of Zone 4 (a) are as follows:

- (a) to allocate sufficient land in suitable locations to facilitate and promote the establishment of a broad range of industrial and related uses,
- (b) to allow other forms of development where they are associated with or ancillary to industrial uses on the site,
- (c) to ensure that development does not adversely impact on the environment,
- (d) to ensure that development does not create an unreasonable or uneconomic demand for services.

(3) Allowed without development consent

Development for the purpose of:

environmental facilities.

(4) Allowed only with development consent

Development for the purpose of:

advertisements; brothels; bulk stores; bulky goods retailing outlets; caretakers' residences; clearing of land; community facilities; hazardous industries; heavy industries; industries; junkyards; motor showrooms; offensive industries; panel beating workshops; plant depots; plant hire; public buildings; recreation facilities (indoor only); service stations; sex shops; shops ancillary to another permitted use; technology centres; timber yards; transport depots; transport terminals; vehicle repair stations; utility installations; veterinary establishments; warehouses.

(5) Prohibited

Any development not included in subclause (3) or (4).

33 Development for the purpose of bulky goods retailing in Zones 3 (b) and 4 (a)

Consent must not be granted to the carrying out of development for the purpose of bulky goods retail outlets in Zone 3 (b) or 4 (a) unless consideration has been given to the following:

- (a) whether the proposed development will detrimentally affect existing or future industrial development within the zone in which the land concerned is situated and whether this impact is acceptable, and
- (b) whether the number of retail outlets that exist or are proposed on land within Zone 4 (a) detract from the predominantly industrial nature of the zone.

34 Development for the purpose of brothels and sex shops in business and industrial zones

Consent must not be granted to the carrying out of development for the purpose of a brothel or sex shop unless the consent authority has considered the following:

- (a) whether the brothel or sex shop is operating near or within view from a place of public worship, hospital or school or any place regularly frequented by children for recreational or cultural activities,
- (b) whether the brothel or sex shop would have an adverse impact on the amenity in the neighbourhood when taking into

account other brothels or sex shops operating in the neighbourhood or other land uses within the neighbourhood involving similar hours of operation and creating similar amounts of noise and vehicular and pedestrian traffic,

- (c) whether the brothel or sex shop will have suitable access,
- (d) whether the brothel or sex shop will alter the character of the neighbourhood.

35 Development in Zone 4 (a)

- (1) Consent must not be granted to the carrying out of any development allowed within Zone 4 (a), other than for the purpose of light industry, on or with respect to land within Zone 4 (a) which adjoins or is adjacent to land within a residential zone, unless the consent authority has made an assessment of the likely impact of the development on the residential amenity of the land within the residential zone.
- (2) Subject to subclause (1), consent may be granted to any development on land within Zone 4 (a) which by virtue of its nature, the services provided, or the products produced, distributed or sold, in the opinion of the Council, is appropriately located on land within Zone 4 (a).

36 Subdivision in business and industrial zones

- (1) A person shall not subdivide land in a business or industrial zone except with development consent.
- (2) Consent may be granted to a subdivision of land within a business or industrial zone only if each allotment to be created by the proposed subdivision will be of a size and will have a ratio of depth to frontage, that the consent authority considers appropriate:
 - (a) having regard to the purpose for which the allotment is intended to be used, or
 - (b) to facilitate future business or industrial development of the land.