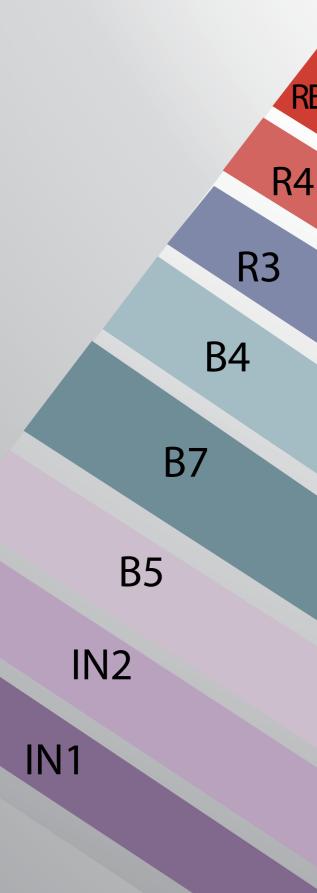
Land use zones referred to in report on Victoria Road precinct, November 2015



RE1 Public Recreation Zone - Applies to Wicks Park.

R4 High Density Residential - allows attached dwellings, boarding houses, dwelling houses, residential flat buildings, secondary dwellings, seniors housing, semi attached dwellings and shoptop housing.

A selection of suitable non-residential uses are also permitted, including neigbourhood shops and childcare centres.

R3 Medium Density Residential – allows attached dwellings, boarding houses, dwelling houses, multi-dwelling housing, secondary dwellings, semi-detached dwellings and seniors housing.

All other forms of residential accommodation are prohibited except for the conversion of purpose built factories/warehouses into residential flat buildings (Clause 6.9).

A selection of suitable non-residential uses are also permitted, such as neigbourhood shops and childcare centres.

B4 Mixed Use – allows a wide range of light industrial, business, office and retail uses. A selection of other uses that support workers in the zone are also permitted, including childcare centres.

Boarding houses, group homes, seniors housing and shop top housing, as well as purpose built dwelling houses (Clause 6.11), are permitted with consent but all other forms of residential accommodation is not permitted.

B7 Business Park – allows a mix of office and light industrial uses, including high-tech industries. It permits business and office premises for creative purposes relating to the arts, technology and design sectors (Clause 6.12). A selection of other uses that support workers in the zone are also permitted, such as childcare centres.

Residential accommodation is not permitted, except for purpose built dwelling houses (Clause 6.11) and limited residential development in the form of residential flat buildings and shoptop housing are permitted but only where the dwellings and residential flat buildings are part of a mixed use development that includes business premises or office premises on the ground floor (Clause 6.13).

B5 Business Development – allows light industrial and business, bulky goods and warehouse uses that usually require a large floor area - such as hardware and building supplies, bulky goods premises. A selection of other uses that support workers in the zone are also permitted, such as childcare centres.

Residential accommodation is not permitted, except for purpose built dwelling houses (Clause 6.11).

Serviced apartments and hotel or motel accommodation are permitted with consent.

IN2 Light Industrial – allows a range of light industries, warehouse or distribution centres, depots, and vehicle trade and other service industries. The zone also permits business and office premises for the purposes of certain art, technology, production and design sectors (Clause 6.12). Other uses permitted with consent include garden centres, hardware and building supplies, hospitals, places of public worship, take away food premises and vehicle sales and hire premises.

Residential accommodation is not permitted, except for purpose built dwelling houses (Clause 6.11).

IN1 General Industrial – allows a wide range of industrial and warehouse uses and includes general industries, high technology industries, light industries, industrial training facilities and depots.

Residential accommodation is not permitted in the zone, except for purpose built dwelling houses (Clause 6.11).