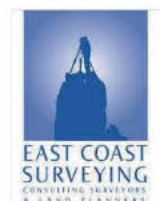


June 2026

# WOOLCOTT LAND SERVICES & EAST COAST SURVEYING

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Land Surveying, Town Planning Bushfire  
Assessments & Project Management  
[woolcott.au](http://woolcott.au)



Prepared by  
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ABN 63 677 435 924

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Job Number: L240818

Prepared by: Michelle Schleiger [REDACTED]  
(BUrbRegEnvPlan)  
Town Planner

Reviewed by

Please find a comparative table of zones on the following pages showing the Light Industrial Zone and the Local Business Zone.

Michelle Schleiger  
Town planner

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| Light Industrial Zone                                                                                                                                                                                                                 | Local Business Zone                                                                                                                                     | Comparison                                                                                                                                                                                                                                                                                                                                                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Zone Purpose</b>                                                                                                                                                                                                                   | <b>Zone Purpose</b>                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                         |
| To provide for manufacturing, processing, repair, storage and distribution of goods and materials where off-site impacts are minimal or can be managed to minimise conflict with, or unreasonable loss of amenity to, any other uses. | To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of a local area.              | Both zones primarily provide for commercial or business type uses but the sector focuses are different and entail different activities.                                                                                                                                                                                                                                                                                 |
| To provide for use or development that supports and does not adversely impact on industrial activity.                                                                                                                                 | To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.                                  | The LIZ focus is to maintain the use of the land for industrial purposes. The focus for the LBZ is to maintain the activity centre hierarchy.<br><br>Given the attention paid to the activity centre hierarchy, the purpose of the LBZ is pertinent.                                                                                                                                                                    |
|                                                                                                                                                                                                                                       | To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.                         | The encouragement of activity at pedestrian levels should be questioned in particular regard to the road setting of the site.                                                                                                                                                                                                                                                                                           |
|                                                                                                                                                                                                                                       | To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained. | The encouragement of residential and visitor accommodation to the site should be questioned given that the neighbouring sites are for light industry. There is no guideline to direct the LIZ to be near residential use and development, but the LBZ should be applied to land within urban settlements, indicating that the LBZ is intended to have some level of compatibility with residential use and development. |
| <b>No Permit Required</b>                                                                                                                                                                                                             | <b>No Permit required</b>                                                                                                                               | <b>Comparison</b>                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                                                                                                                                                                                                                       | Business and Professional Services                                                                                                                      | No crossover of use                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                                                                                                                                                                                                                       | Food Services                                                                                                                                           | Discretionary in the LIZ                                                                                                                                                                                                                                                                                                                                                                                                |
|                                                                                                                                                                                                                                       | General Retail and Hire                                                                                                                                 | Discretionary in the LIZ and qualified to existing development only – no new discrete development.                                                                                                                                                                                                                                                                                                                      |
| <b>Natural and Cultural Values Management</b>                                                                                                                                                                                         | <b>Natural and Cultural Values Management</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Passive Recreation</b>                                                                                                                                                                                                             | <b>Passive Recreation</b>                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                                                                                                                                                                                                                       | Residential<br><i>If for home-based business.</i>                                                                                                       | Residential use in the LIZ can only occur only if shown as subservient to another allowable use.                                                                                                                                                                                                                                                                                                                        |
| <b>Utilities</b>                                                                                                                                                                                                                      | <b>Utilities</b><br><i>If for minor utilities.</i>                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Permitted</b>                                                                                                                                                                                                                      | <b>Permitted</b>                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                                                                                                                                                                                                                       | Bulky Goods Sales                                                                                                                                       | Discretionary and qualified in LIZ                                                                                                                                                                                                                                                                                                                                                                                      |
|                                                                                                                                                                                                                                       | Community Meeting and Entertainment                                                                                                                     | Discretionary in LIZ – potential high risk of land use conflict due to potential vehicle numbers and pedestrians.                                                                                                                                                                                                                                                                                                       |
|                                                                                                                                                                                                                                       | Educational and Occasional Care                                                                                                                         | This could allow such uses as a childcare centre on the site which could exacerbate vehicle and pedestrian use to the site. The use is discretionary and qualified in the LIZ to be associated with employment training. As an unqualified use, there is a high risk of land use conflict due to vehicle movements and nature of the use being for young people.                                                        |
| <b>Emergency Services</b>                                                                                                                                                                                                             | <b>Emergency Services</b>                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Equipment and Machinery Sales and Hire</b>                                                                                                                                                                                         |                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                                                                                                                                                                                                                       | Hotel Industry                                                                                                                                          | Hotel Industry is permitted in the LBZ and prohibited in the LIZ. The potential for this use and development as a permitted use on the site would bring many of the issues already discussed related to traffic and                                                                                                                                                                                                     |

|                                                                           |                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|---------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                           |                                                                                                                                                                                | land use conflict. There is a high risk of land use conflict at the site due to these factors.<br>If the use included overnight accommodation, nearby uses with nuisance factors (such as noise) and use of the access road, may cause conflict. Examples given for Hotel Industry are: a hotel, bar, nightclub, adult entertainment venue and tavern.                                                                                                                             |
| Manufacturing and Processing                                              |                                                                                                                                                                                | Manufacturing and processing is permitted under the current zone and could be a neighbouring use and development to the subject site. This could bring noise or other nuisance factors that require distance to sensitive uses. The ability to undertake manufacturing and processing without potential complaint from sensitive uses could be compromised. See Comment for Attenuation Code.                                                                                      |
| Port and Shipping                                                         | Pleasure Boat Facility<br><i>If for a boat ramp.</i>                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Recycling and Waste Disposal<br><i>If for a container refund facility</i> |                                                                                                                                                                                | Recycling and waste disposal usually needs a large site and distance to sensitive uses. The activity can be very noisy and unpleasant.                                                                                                                                                                                                                                                                                                                                             |
| Research and Development                                                  | Research and Development                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                                                                           | Residential<br>If:<br>a. located above ground floor level (excluding pedestrian or vehicular access) or to the rear of a premises; and<br>b. not listed as No Permit Required. | A residence is permitted in the zone if built to the rear of a premises, or as a second storey.<br><br>The site is sizeable and could accommodate more than one residence, either as a second floor, or by sacrificing car parking to the rear of the supermarket building.<br><br>Further, if the supermarket was not developed, or demolished in the future, the lot could be developed to more intense residential use as permitted, under the right development circumstances. |
| Service Industry                                                          |                                                                                                                                                                                | See Comment for Attenuation Code.                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Storage                                                                   |                                                                                                                                                                                | Depending on the type of Storage, this can be compatible, but the use is not qualified, so can also include heavy vehicle haulage at all hours. Medium risk of land use conflict due to traffic.                                                                                                                                                                                                                                                                                   |
| Transport Depot and Distribution                                          |                                                                                                                                                                                | As above, can include heavy vehicle haulage and at all hours. Medium risk of land use conflict due to traffic.                                                                                                                                                                                                                                                                                                                                                                     |
| Vehicle Fuel Sales and Service                                            |                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                                                                           | Visitor Accommodation<br><i>If located above ground floor level (excluding pedestrian or vehicular access) or to the rear of a premises.</i>                                   | As with residential use, Visitor Accommodation may be built and could be built together with the supermarket building. Depending on the nature of the use and open times etc, nuisance factors such as odour, light spill and noise can create land use conflict.                                                                                                                                                                                                                  |
| Discretionary                                                             |                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Bulky Goods Sales<br><i>If for:</i>                                       |                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

|                                                                                                                                                                                                  |                                                           |                                                                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>a. a supplier for Extractive Industry, Resource Development or Resource Processing;</p> <p>b. a garden and landscaping materials, trade or hardware supplier; or</p> <p>c. a timber yard.</p> |                                                           |                                                                                                                                                                                                                         |
| Community Meeting and Entertainment                                                                                                                                                              |                                                           |                                                                                                                                                                                                                         |
| Crematoria and Cemeteries                                                                                                                                                                        |                                                           | The attenuation buffer is 300m under C9.0 Attenuation Code.                                                                                                                                                             |
| Domestic Animal Breeding, Boarding or Training                                                                                                                                                   |                                                           | The attenuation buffer is 300m under C9.0 Attenuation Code.                                                                                                                                                             |
| Educational and Occasional Care                                                                                                                                                                  |                                                           |                                                                                                                                                                                                                         |
| If for:                                                                                                                                                                                          |                                                           |                                                                                                                                                                                                                         |
| a. an employment training centre; or                                                                                                                                                             |                                                           |                                                                                                                                                                                                                         |
| b. alterations or extensions to existing Educational and Occasional Care.                                                                                                                        |                                                           |                                                                                                                                                                                                                         |
|                                                                                                                                                                                                  | Equipment and Machinery Sales and Hire                    | Permitted in LIZ                                                                                                                                                                                                        |
| Food Services                                                                                                                                                                                    |                                                           | No permit required in LBZ                                                                                                                                                                                               |
| General Retail and Hire                                                                                                                                                                          |                                                           |                                                                                                                                                                                                                         |
| If for alterations or extensions to existing General Retail and Hire.                                                                                                                            |                                                           |                                                                                                                                                                                                                         |
|                                                                                                                                                                                                  | Manufacturing and Processing                              | Permitted in LIZ                                                                                                                                                                                                        |
| Recycling and Waste Disposal                                                                                                                                                                     |                                                           | Depending on the nature of development, this can be a noisy use, and can cause high levels of nuisance to sensitive uses. Attenuation distances are dependent on the type of activity undertaken but can be up to 500m. |
| If for a:                                                                                                                                                                                        |                                                           |                                                                                                                                                                                                                         |
| a. scrap yard; or                                                                                                                                                                                |                                                           |                                                                                                                                                                                                                         |
| b. waste transfer station, if not a container refund facility.                                                                                                                                   |                                                           |                                                                                                                                                                                                                         |
|                                                                                                                                                                                                  | Residential                                               | Although discretionary, residential use is achievable in the zone if not to the rear or second floor of a premises.                                                                                                     |
| Resource Processing                                                                                                                                                                              | Resource Processing                                       |                                                                                                                                                                                                                         |
|                                                                                                                                                                                                  | If for food or beverage production.                       |                                                                                                                                                                                                                         |
|                                                                                                                                                                                                  | Service Industry                                          | Permitted in the LIZ                                                                                                                                                                                                    |
| Sports and Recreation                                                                                                                                                                            | Sports and Recreation                                     |                                                                                                                                                                                                                         |
|                                                                                                                                                                                                  | Storage                                                   | Permitted in the LIZ                                                                                                                                                                                                    |
|                                                                                                                                                                                                  | Tourist Operation                                         | Depending on the nature of development, this could represent a high level of land use conflict, although examples given are unlikely to occur on this site.                                                             |
|                                                                                                                                                                                                  | Transport Depot and Distribution                          | This is permitted in the LIZ.                                                                                                                                                                                           |
|                                                                                                                                                                                                  | If for:                                                   | As a discretionary use it would not be achievable as it would be the only lot in the zone, unless it was for a public transport facility.                                                                               |
|                                                                                                                                                                                                  | a. a public transport facility; or                        |                                                                                                                                                                                                                         |
|                                                                                                                                                                                                  | b. distribution of goods to or from land within the zone. |                                                                                                                                                                                                                         |
| Utilities                                                                                                                                                                                        | Utilities                                                 |                                                                                                                                                                                                                         |
|                                                                                                                                                                                                  | If not listed as No Permit Required.                      |                                                                                                                                                                                                                         |
|                                                                                                                                                                                                  | Vehicle Fuel Sales and Service                            | Permitted in the LIZ                                                                                                                                                                                                    |
| Vehicle Parking                                                                                                                                                                                  | Vehicle Parking                                           |                                                                                                                                                                                                                         |

|                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                             | Visitor Accommodation<br><i>If not listed as Permitted.</i>                                                                                                                                                                                                  | Depending on the volume of rooms, this could attract a high level of land use conflict. Apart from traffic, visitor accommodation can also generate high levels of pedestrian traffic as visitors may not have personal vehicles. As there is no public transport to the site, this could lead to undue pedestrian activity within the area.                                                                                                                                                                                                                                                                                                                                                                                      |
| Prohibited                                                                                                                                                                                                                                                                                                                                                                                  | Prohibited                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| All other uses                                                                                                                                                                                                                                                                                                                                                                              | All other uses                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                              | Although there is some crossover, the Permitted uses in the LIZ generally become Discretionary in the LBZ, but the LBZ can provide for residential use, visitor accommodation and Hotel Industry. Arguably, providing accommodation where there is an employment node is merited and allows for several conveniences and efficiencies, but the site is already well located in proximity to residential and accommodation use and development. Allowing these sensitive uses on the site would bring greater land use conflict in terms of vehicle and pedestrian movements, and residential amenity could not be protected within reason if industrial uses are allowed to continue <i>as of right</i> in the neighbouring zone. |
| <b>Use Standards</b>                                                                                                                                                                                                                                                                                                                                                                        | <b>Use Standards</b>                                                                                                                                                                                                                                         | <b>Comparison</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>All Uses</b>                                                                                                                                                                                                                                                                                                                                                                             | <b>All uses</b>                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Acceptable solutions                                                                                                                                                                                                                                                                                                                                                                        | Acceptable solutions                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Hours of operation within 50m of a residential zone<br>7am – 9pm Mon-Sat<br>8am-9pm Sunday                                                                                                                                                                                                                                                                                                  | Hours of operation within 50m of a residential zone<br>7am – 9pm Mon-Sat<br>8am-9pm Sunday                                                                                                                                                                   | Use standards are comparable and generally aim to protect any nearby residential uses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| External lighting within 50m of a residential zone must not operate within the hours:<br>11pm – 6am<br>And security lighting must be baffled from direct light to an adjoining residential property.                                                                                                                                                                                        | External lighting within 50m of a residential zone must not operate within the hours:<br>11pm – 6am<br>And security lighting must be baffled from direct light to an adjoining residential property.                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Commercial vehicle movements to a site within 50m of a residential zone confined to<br>7am – 9pm Mon-Sat<br>8am-9pm Sunday                                                                                                                                                                                                                                                                  | Commercial vehicle movements to a site within 50m of a residential zone confined to<br>7am – 9pm Mon-Sat<br>8am-9pm Sunday                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Discretionary Uses</b>                                                                                                                                                                                                                                                                                                                                                                   | <b>Discretionary Uses</b>                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Performance criteria only                                                                                                                                                                                                                                                                                                                                                                   | Performance criteria only                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| A use listed as Discretionary must not compromise the use or development of the surrounding properties for industrial activities with minimal or managed off site impacts, having regard to: <ul style="list-style-type: none"> <li>a. the characteristics of the site;</li> <li>b. the size and scale of the proposed use; and</li> <li>c. the function of the industrial area.</li> </ul> | A use listed as Discretionary must: <ul style="list-style-type: none"> <li>a. not cause an unreasonable loss of amenity to properties in adjoining residential zones; and</li> <li>b. be of an intensity that respects the character of the area.</li> </ul> | The LIZ aims to protect the use of the land and surrounding land for industrial activities.<br>The LBZ aims to protect residential amenity and be of a compatible intensity.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

|                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                 | <b>Retail impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                           |
|                                                                                                                                                                                                                                                                                                                                 | Acceptable solution                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                           |
|                                                                                                                                                                                                                                                                                                                                 | The gross floor area for Bulky Goods Sales and General Retail and Hire uses must be not more than 250m <sup>2</sup> per tenancy.                                                                                                                                                                                                                                                                                                                                                              | The supermarket included to the application is greater in area than 250m <sup>2</sup> and the Performance criteria would apply.                                                                                                                                                                                           |
|                                                                                                                                                                                                                                                                                                                                 | Performance criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                           |
|                                                                                                                                                                                                                                                                                                                                 | Bulky Goods Sales and General Retail and Hire uses must not compromise or distort the activity centre hierarchy, having regard to: <ul style="list-style-type: none"> <li>a. the degree to which the proposed use improves and broadens the commercial or retail choice with the area;</li> <li>b. the extent that the proposed use impacts on other activity centres; and</li> <li>c. any relevant local area objectives contained within the relevant Local Provisions Schedule.</li> </ul> | The commercial and retail choice in the area would be improved (if the supermarket is developed), however, questions arise over what is 'the area' and do the existing bulky goods establishments become a part of that area? Does this then compound on the degree to the area distorting the activity centre hierarchy? |
| <b>Development Standards for Buildings and Works</b>                                                                                                                                                                                                                                                                            | <b>Development Standards for Buildings and Works</b>                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                           |
| <b>Building height</b>                                                                                                                                                                                                                                                                                                          | <b>Building height</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                           |
| Acceptable solutions                                                                                                                                                                                                                                                                                                            | Acceptable solutions                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                           |
| Building height must be not more than 10m.                                                                                                                                                                                                                                                                                      | Building height must be not more than 9m.                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Standards for building height are comparable.                                                                                                                                                                                                                                                                             |
| Building height: <ul style="list-style-type: none"> <li>a. within 10m of a General Residential Zone, Low Density Residential Zone or Rural Living Zone must be not more than 8.5m; or</li> <li>b. within 10m of an Inner Residential Zone must be not more than 9.5m.</li> </ul>                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                           |
| <b>Setbacks</b>                                                                                                                                                                                                                                                                                                                 | <b>Setbacks</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                           |
| Buildings must have a setback from a frontage of: <ul style="list-style-type: none"> <li>a. not less than 5.5m;</li> <li>b. not less than existing buildings on the site; or</li> <li>c. not more or less than the maximum and minimum setbacks of the buildings on adjoining properties.</li> </ul>                            | Buildings must be: <ul style="list-style-type: none"> <li>a. built to the frontage at ground level; or</li> <li>b. have a setback of not more or less than the maximum and minimum setbacks of the buildings on adjoining properties.</li> </ul>                                                                                                                                                                                                                                              | Standards for setbacks are reasonably comparable, however buildings in the LBZ are encouraged to have no setbacks and promote interaction between the public realm and the premises. This would not be ideal in the setting where the roads are for through traffic and heavy vehicles.                                   |
| Buildings must have a setback from an adjoining property within a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone of not less than: <ul style="list-style-type: none"> <li>a. 4m; or</li> <li>b. half the wall height of the building, whichever is the greater.</li> </ul> | Buildings must have a setback from an adjoining property within a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, of not less than: <ul style="list-style-type: none"> <li>a. 4m; or</li> <li>b. half the wall height of the building, whichever is the greater.</li> </ul>                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                           |
| Air extraction, pumping, refrigeration systems, compressors or generators must be separated a distance                                                                                                                                                                                                                          | Air extraction, pumping, refrigeration systems or compressors must be separated a distance of not less than                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                           |

|                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                              |
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| of not less than 10m from a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone                                                                                                                                                                                                                                                   | 10m from a General Residential Zone, Inner Residential Zone or Low Density Residential Zone.                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                              |
| <b>Fencing</b>                                                                                                                                                                                                                                                                                                                                                                    | <b>Fencing</b>                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                              |
| Performance criteria                                                                                                                                                                                                                                                                                                                                                              | Performance criteria                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                              |
| Common boundary fences with a property in a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Village Zone must not cause an unreasonable loss of residential amenity, having regard to: <ul style="list-style-type: none"> <li>a. their height, design, location and extent; and</li> <li>b. the proposed materials and construction.</li> </ul> | A fence (including a free-standing wall) within 4.5m of a frontage must contribute positively to the streetscape, having regard to: <ul style="list-style-type: none"> <li>a. its height, design, location and extent;</li> <li>b. its degree of transparency; and</li> <li>c. the proposed materials and construction.</li> </ul>                      |                                                                                                                                                                                                                                                                                                                              |
|                                                                                                                                                                                                                                                                                                                                                                                   | Common boundary fences with a property in a General Residential Zone, Inner Residential Zone or Low Density Zone, if not within 4.5m of a frontage, must: <ul style="list-style-type: none"> <li>a. have a height above existing ground level of not more than 2.1m; and</li> <li>b. not contain barbed wire.</li> </ul>                                |                                                                                                                                                                                                                                                                                                                              |
| <b>Outdoor storage areas</b>                                                                                                                                                                                                                                                                                                                                                      | <b>Outdoor storage areas</b>                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                              |
| Acceptable solution                                                                                                                                                                                                                                                                                                                                                               | Acceptable solution                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                              |
| Outdoor storage areas, excluding for the display of goods for sale, must not be visible from any road or public open space adjoining the site.                                                                                                                                                                                                                                    | Outdoor storage areas, excluding for the display of goods for sale, must not be visible from any road or public open space adjoining the site.                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                              |
| <b>Landscaping</b>                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                              |
| Acceptable solution                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                              |
| If a building is set back from a road, landscaping treatment must be provided along the frontage of the site: <ul style="list-style-type: none"> <li>a. to a depth of not less than 5.5m; or</li> <li>b. not less than the frontage of an existing building if it is a lesser distance.</li> </ul>                                                                                |                                                                                                                                                                                                                                                                                                                                                         | A development in the LBZ would not be made to landscape the frontage.                                                                                                                                                                                                                                                        |
|                                                                                                                                                                                                                                                                                                                                                                                   | <b>Dwellings</b>                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                              |
|                                                                                                                                                                                                                                                                                                                                                                                   | Acceptable solution                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                              |
|                                                                                                                                                                                                                                                                                                                                                                                   | A dwelling must have private open space that has an area not less than: <ul style="list-style-type: none"> <li>a. 24m<sup>2</sup> with a minimum horizontal dimension of not less than 4m; or</li> <li>b. 8m<sup>2</sup> with a minimum horizontal dimension not less than 1.5m, if the dwelling is located wholly above ground floor level.</li> </ul> | Dwellings are allowed in the LBZ.<br>There are no standards for density, overshadowing or privacy/overlooking from multiple dwellings and vehicle access.<br><br>The subject site is 4416m <sup>2</sup> which would allow for several family sized homes, or high density residential development types, such as apartments. |

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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>Residential is permitted if to the rear of a premises or above ground floor. The zoning could allow for multiple tenancies (retail etc.) on the site with second storey dwellings or dwellings to the rear of the site, as a mixed use scenario.</p> <p>While this represents excellent land use efficiencies in urban areas, the development potential would bring a high level of vehicle movements to the site and residential amenity would be compromised due to the neighbouring zones, (heavy vehicle use at all times and as-of-right) and proximity to the major road (Midland Highway).</p> <p>In the event that the supermarket is developed under this zone, the site would allow for other tenancies to be developed under lease or strata arrangement, further increasing urban activity to the site.</p>                                                                                                                                                                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Each dwelling must be provided with a dedicated and secure storage space of not less than 6m <sup>3</sup> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Development Standards for Subdivision</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Development Standards for Subdivision</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Lot design</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Lot design</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> <li>a) have an area of not less than 1,000m<sup>2</sup> and: <ul style="list-style-type: none"> <li>i. be able to contain a minimum area of 15m x 20m clear of: <ul style="list-style-type: none"> <li>a. all setbacks required by Clause 18.4.2 A1 and A2; and</li> <li>b. easements or other title restrictions that limit or restrict development; and</li> </ul> </li> <li>ii. existing buildings are consistent with the setback required by Clause 18.4.2 A1 and A2</li> </ul> </li> </ul> | <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> <li>a) have an area of not less than 200m<sup>2</sup> and: <ul style="list-style-type: none"> <li>i. be able to contain a minimum area of 10m x 12m clear of: <ul style="list-style-type: none"> <li>a. all setbacks required by clause 14.4.2 A1 and A2; and</li> <li>b. easements or other title restrictions that limit or restrict development; and</li> </ul> </li> <li>ii. existing buildings are consistent with the setback required by clause 14.4.2 A1 and A2;</li> </ul> </li> </ul> | <p>Under the LBZ, lots of 200m<sup>2</sup> could be made. This is the standard applied to the Inner Residential Zone.</p> <p>The lot is 4416m<sup>2</sup> and based on land area alone could allow 22 lots, however, appropriate vehicle access and servicing may not allow for this but the land could be further developed under the zone, and any allowable use applied for.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>The LBZ is generally applied to allow local needs and services to be provided in proximity to residential areas, for convenience and to allow residents to access these needs on foot, or without a great deal of travel. The LBZ allows for a blend of residential and commercial uses, at scales that allow harmony between uses. That is, shops are generally smaller in scale and generate activity compatible with residential areas.</p> <p>The development potential afforded by the zone on this site is significant. If subdivided, multiple lots could be created, with the dependencies being on vehicle access and service connection.</p> <p>If not subdivided, multiple tenancies and residential development could be developed with shared access and service connections, and a lease or strata arrangement. There would be no need for any development to have regard to the LIZ, as there is no provision for this in the purpose of the zone or in any standards.</p> |

| C9.0 Attenuation Code                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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| Sensitive use within an attenuation area | <p>Sensitive use within an attenuation area, must not interfere with or constrain an existing activity listed in Tables C9.1 or C9.2, having regard to:</p> <ol style="list-style-type: none"> <li>the nature of the activity with potential to cause emissions including: <ol style="list-style-type: none"> <li>operational characteristics of the activity;</li> <li>scale and intensity of the activity; and</li> <li>degree of hazard or pollution that may be emitted from the activity;</li> </ol> </li> <li>the nature of the sensitive use;</li> <li>the extent of encroachment by the sensitive use into the attenuation area;</li> <li>measures in the design, layout and construction of the development for the sensitive use to eliminate, mitigate or manage effects of emissions of the activity;</li> <li>any advice from the Director, Environment Protection Authority; and</li> <li>any advice from the Director of Mines.</li> </ol> | <p>Within the LIZ, uses with attenuation areas may be developed. They may not be existing at the time of a development application on the site at 10 Dolerite Drive, but if sensitive use was to occur on this site, future uses in the LIZ may be curtailed, or create a level of conflict due to the permitted status of a given development or for a discretionary use, which may also be affected by an attenuation buffer to a sensitive use. Attenuation distances for the following examples of listed activities, and the use class they may fall under, include:</p> <ul style="list-style-type: none"> <li>▪ Abrasive blasting – 100m (potentially part of Manufacturing and processing – Permitted)</li> <li>▪ Bakery – 200m</li> <li>▪ Beverage production (non-alcoholic) – 300m</li> <li>▪ Brewery or distillery – 200m</li> <li>▪ Ceramic Works – 300m (potentially part of Manufacturing and processing – Permitted)</li> <li>▪ Cidery – 300m or 500m (Resource Processing – Discretionary)</li> <li>▪ Crematoria – 300m (Discretionary in the LIZ)</li> <li>▪ Fibreglass manufacture – 300m (Manufacturing and processing – Permitted)</li> <li>▪ Joinery – 200m (Manufacturing and processing – Permitted)</li> <li>▪ Motor bodyworks – 100m (Service Industry)</li> <li>▪ Pre-mix bitumen plant – 500m (Manufacturing and processing) (Assuming not Level 2 which would be 1000m).</li> <li>▪ Surface coating – 300m (Service Industry)</li> <li>▪ Textile bleaching and dying – 500m (Manufacturing and processing)</li> </ul> <p>Existing residential development at the north of the LIZ area will already curtail some types of development. Sensitive use at the south of the LIZ, and within the industrial park, will further inhibit the use of the LIZ land.</p> |