

Gloucester LEP 2010 vs Draft Employment Zones – Land Use Tables

Only the following types of development may be included in the Land Use Table —

Advertising structures; Agricultural produce industries; *Agriculture*; *Air transport facilities*; Airports; Airstrips; Amusement centres; Animal boarding or training establishments; Aquaculture; Artisan food and drink industries; Attached dwellings

Backpackers' accommodation; Bed and breakfast accommodation; Bee keeping; Biosolids treatment facilities; Boarding houses; Boat building and repair facilities; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; *Business premises*

Camping grounds; Car parks; Caravan parks; Cellar door premises; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Co-living housing; *Commercial premises*; Community facilities; Correctional centres; Creative industries; Crematoria

Dairies (pasture-based); Dairies (restricted); Data centres; Depots; *Dual occupancies*; Dual occupancies (attached); Dual occupancies (detached); Dwelling houses

Early education and care facilities; Eco-tourist facilities; *Educational establishments*; Electricity generating works; Emergency services facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; *Extensive agriculture*; Extractive industries

Farm buildings; Farm stay accommodation; Feedlots; Flood mitigation works; *Food and drink premises*; Forestry; Freight transport facilities; Function centres; Funeral homes

Garden centres; General industries; Goods repair and reuse premises; *Group homes*; Group homes (permanent) or permanent group homes; Group homes (transitional) or transitional group homes

Hardware and building supplies; Hazardous industries; Hazardous storage establishments; Health consulting rooms; *Health services facilities*; *Heavy industrial storage establishments*; *Heavy industries*; Helipads; Heliports; *High technology industries*; Highway service centres; Home-based child care; Home businesses; Home industries; Home occupations; Home occupations (sex services); Horticulture; Hospitals; Hostels; Hotel or motel accommodation

Independent living units; Industrial retail outlets; Industrial training facilities; *Industries*; Information and education facilities; *Intensive livestock agriculture*; *Intensive plant agriculture*

Jetties; Kiosks

Landscaping material supplies; *Light industries*; Liquid fuel depots; Livestock processing industries; Local distribution premises

Marinas; Markets; Medical centres; Mooring pens; Moorings; Mortuaries; Multi dwelling housing

Neighbourhood shops; Neighbourhood supermarkets

Offensive industries; Offensive storage establishments; Office premises; Open cut mining; Oyster aquaculture

Passenger transport facilities; Pig farms; Places of public worship; Plant nurseries; Pond-based aquaculture; Port facilities; Poultry farms; Public administration buildings; Pubs

Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; *Residential accommodation*; Residential care facilities; Residential flat buildings; Resource recovery facilities; Respite day care centres; Restaurants or cafes; Restricted premises; *Retail premises*; Roads; Roadside stalls; *Rural industries*; Rural supplies; Rural workers' dwellings

Sawmill or log processing works; School-based child care; Schools; Secondary dwellings; Self-storage units; Semi-detached dwellings; *Seniors housing*; Service stations; Serviced apartments; Sewage

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reticulation systems; Sewage treatment plants; *Sewerage systems*; Sex services premises; *Shops*; Shop top housing; *Signage*; Small bars; Specialised retail premises; Stock and sale yards; *Storage premises*

Take away food and drink premises; Tank-based aquaculture; Timber yards; *Tourist and visitor accommodation*; Transport depots; Truck depots; Turf farming

Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Viticulture

Warehouse or distribution centres; Waste disposal facilities; *Waste or resource management facilities*; Waste or resource transfer stations; Water recreation structures; Water recycling facilities; Water reticulation systems; Water storage facilities; *Water supply systems*; Water treatment facilities; Wharf or boating facilities; Wholesale supplies

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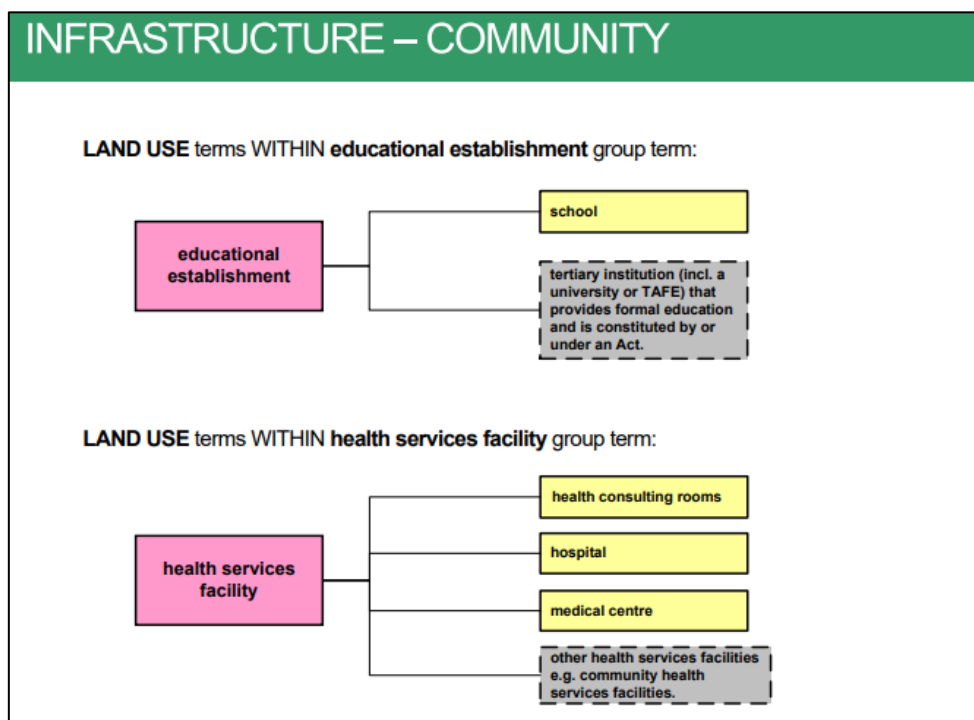
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Understanding Group Terms in Land Use Tables

This page explains the use of *Group Terms* in the Land Use Tables, and why it is important to read the whole Land Use Table for each zone.

Group terms are used in Land Use Tables to reduce their length, by creating a parent-child relationship between similar land uses and activities.

They work by grouping related land uses (children) under a single term (parent) that can then be used in the Land Use Table.



For example, instead of listing (each child) “health consulting rooms”, “health services facilities”, “hospital” and “medical centre” in a Land Use Table, only the *Group Term* (parent) “health services facility” needs to be listed, as illustrated above.

Group terms (parent) can be used to permit or prohibit a group of land uses.

In some land use zones, the *Group term* (parent) may be permitted with consent, while one (child) term from the *Group term* (parent) may be prohibited. For example:

If the *Group term* (parent) “health services facility” is permitted with consent but a (child) term “hospital” is prohibited, the remaining (child) terms “health consulting rooms” and “medical centres” are permitted with consent (children stay with the parent).

Group terms (parent) can also be used to prohibit land uses in the same manner.

If the *Group term* (parent) “health services facility” is prohibited and the (child) term “hospital” is permitted with consent, the remaining (child) terms “health consulting rooms” and “medical centres” are prohibited (children stay with the parent).

Because of this, it is important to read the whole Land Use Table for each zone. If you stop reading when you see a *Group term*, you might miss important details later in the table.

The Department of Planning and Environment - **Planning Practice Note PN 11-003** provides more information on *Group Terms*.

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B2 Local Centre – GLEP 2010	E1 Local Centre – Draft Zone
<p>1 Objectives of zone</p> <ul style="list-style-type: none"> • To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area. • To encourage employment opportunities in accessible locations. • To maximise public transport patronage and encourage walking and cycling. 	<p>1 Objectives of zone</p> <ul style="list-style-type: none"> • To provide a range of retail, business and community uses that serve the needs of people who live, work or visit the area. • To encourage investment in local commercial development that generates employment opportunities and economic growth. • To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area. • To encourage business, retail, community and other non-residential land uses on the ground floor of buildings. • To ensure that traffic generation from development can be managed in a way that avoids conflict with the desired pedestrian environment. • To maximise public transport patronage and encourage walking and cycling • To encourage employment opportunities in accessible locations
<p>2 Permitted without consent Home businesses; Home industries; Home occupations; Roads</p>	<p>2 Permitted without consent Home occupations</p>
<p>3 Permitted with consent Boarding houses; Car parks; Centre-based child care facilities; <i>Commercial premises</i>; Community facilities; <i>Educational establishments</i>; Entertainment facilities; Flood mitigation works; Function centres; Home-based child care; Hostels; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Service stations; Shop top housing; Tank-based aquaculture; <i>Tourist and visitor accommodation</i>; Wholesale supplies; Any other development not specified in item 2 or 4</p>	<p>3 Permitted with consent Amusement centres; <i>Artisan food and drink industry</i>; Boarding houses; <i>Building identification signs</i>; <i>Business identification signs</i>; Centre-based child care facilities; <i>Commercial premises</i>; Community facilities; <i>Creative industries</i>; <i>Educational establishments</i>; Entertainment facilities; Function centres; <i>High technology industries</i>; <i>Home businesses</i>; <i>Home industries</i>; <i>Hostels</i>; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Oyster aquaculture; Places of public worship; Public administration buildings; <i>Recreation areas</i>; Recreation facilities (indoor); Respite day care centres; <i>Roads</i>; <i>Seniors housing</i>; Service stations; Shop top housing; Tank-based aquaculture; Vehicle repair stations; Veterinary hospitals; Any other development not specified in item 2 or 4</p>
<p>4 Prohibited <i>Agriculture</i>; Animal boarding or training establishments; Boat building and repair facilities; Camping grounds; Caravan parks; Cemeteries; Depots; Eco-tourist facilities; Electricity generating works; Farm buildings; Forestry; Freight transport facilities; Helipads; Home occupations (sex services); Industrial training</p>	<p>4 Prohibited <i>Agriculture</i>; Air transport facilities; Airstrips; Animal boarding or training establishments; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage</p>

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B2 Local Centre – GLEP 2010	E1 Local Centre – Draft Zone
facilities; <i>Industries</i> ; Liquid fuel depots; Mortuaries; Offensive storage establishments; Pond-based aquaculture; Recreation facilities (major); Recreation facilities (outdoor); <i>Residential accommodation</i> ; Resource recovery facilities; <i>Rural industries</i> ; Sex services premises; Transport depots; Truck depots; Vehicle repair stations; Waste disposal facilities	establishments; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; <i>Industries</i> ; Mortuaries; Open cut mining; <i>Residential accommodation</i> ; Resource recovery facilities; <i>Rural industries</i> ; Sex services premises; <i>Storage premises</i> ; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; <i>Waste or resource management facilities</i>

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IN1 General Industrial – GLEP 2010	E4 General Industrial – Draft Zone
<p>1 Objectives of zone</p> <ul style="list-style-type: none"> • To provide a wide range of industrial and warehouse land uses. • To encourage employment opportunities. • To minimise any adverse effect of industry on other land uses. • To support and protect industrial land for industrial uses. • To conserve biological diversity and native vegetation corridors, and their scenic qualities, in an industrial setting. 	<p>1 Objectives of zone</p> <ul style="list-style-type: none"> • To provide a range of industrial, warehouse, logistics and related land uses. • To ensure the efficient and viable use of land for industrial uses. • To minimise any adverse effect of industry on other land uses. • To encourage employment opportunities. • To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers. • To encourage innovation and sustainability in industry.
<p>2 Permitted without consent Nil</p>	<p>2 Permitted without consent Home occupation</p>
<p>3 Permitted with consent Animal boarding and training establishments; Depots; Flood mitigation works; Freight transport facilities; Funeral homes; Garden centres; General industries; Hardware and building supplies; Heavy industrial storage establishments; Industrial retail outlets; Industrial training facilities; Industries; Kiosks; Landscaping material supplies; Light industries; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Places of public worship; Plant nurseries; Recreation facilities (indoor); Roads; Rural industries; Rural supplies; Service stations; Sex services premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p>	<p>3 Permitted with consent <i>Building identification signs; Business identification signs; Business premises; Cellar doors; Depots; Food and drink premises; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Markets; Neighbourhood shops; Oyster aquaculture; Plant nurseries; Roads; Roadside stalls; Rural supplies; Signage; Specialised retail premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4</i></p>
<p>4 Prohibited Agriculture; Camping grounds; Caravan parks; Eco-tourist facilities; Entertainment facilities; Farm buildings; Forestry; Function centres; Home-based child care; Hospitals; Information and education facilities; Medical centres; Pond-based aquaculture Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Retail premises; Schools; Tourist and visitor accommodation</p>	<p>4 Prohibited <i>Airstrip; Air transport facilities; Agriculture; Camping grounds; Caravan parks; Commercial premises; Early education and care facilities; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health service facilities; Heavy industry storage establishments; Highway service centres; Industries; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Schools; Tourist and visitor accommodation; Wharf or boating facilities.</i></p>

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IN3 Heavy Industrial – GLEP 2010	E5 Heavy Industrial – Draft Zone
<p>1 Objectives of zone</p> <ul style="list-style-type: none"> • To provide suitable areas for those industries that need to be separated from other land uses. • To encourage employment opportunities. • To minimise any adverse effect of heavy industry on other land uses. • To support and protect industrial land for industrial uses. 	<p>1 Objectives of zone</p> <ul style="list-style-type: none"> • To provide areas for industries that need to be separated from other land uses. • To ensure the efficient and viable use of land for industrial uses. • To minimise any adverse effect of industry on other land uses. • To encourage employment opportunities • To support and create opportunities for heavy industrial development with access to transport and infrastructure networks
<p>2 Permitted without consent Roads</p>	<p>2 Permitted without consent Nil</p>
<p>3 Permitted with consent Depots; Flood mitigation works; Freight transport facilities; General industries; Hazardous storage establishments; Heavy industries; Light industries; Neighbourhood shops; Offensive storage establishments; Oyster aquaculture; Tank-based aquaculture; Warehouse or distribution centres</p>	<p>3 Permitted with consent <i>Agriculture; Boat building and repair facilities; Building identification signs; Business identification signs; Car parks; Crematoria; Data centres; Depots; Electricity generating works; Environmental protection works, Extractive industries; Flood mitigation works; Freight transport facilities; General industries; Hazardous storage establishments; Heavy industrial storage establishments; Heavy industries; Helipads; Industrial training facilities; Industries; Offensive storage establishments; Mortuaries; Oyster aquaculture; Roads; Rural industries; Service stations; Sewerage systems; Tank-based aquaculture; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water supply systems.</i></p>
<p>4 Prohibited Pond-based aquaculture; Any other development not specified in item 2 or 3</p>	<p>4 Prohibited <i>Any other development not specified in item 2 or 3</i></p>

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B4 Mixed Use – GLEP 2010	MU1 Mixed Use – Draft Zone
<p>1 Objectives of zone</p> <ul style="list-style-type: none"> • To provide a mixture of compatible land uses. • To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling. 	<p>1 Objectives of zone</p> <ul style="list-style-type: none"> • To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities. • To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces. • To minimise conflict between land uses within this zone and land uses within adjoining zones. • To encourage business, retail, community and other non-residential land uses on the ground floor of buildings. • To ensure that traffic generation from development can be managed in a way that avoids conflict with the desired pedestrian environment. • To ensure the inclusion and integration of housing to promote housing diversity and community activity within the business centre • To enable a range of tourism-related uses that support the business centre.
<p>2 Permitted without consent</p> <p>Home businesses; Home industries; Home occupations; Roads</p>	<p>2 Permitted without consent</p> <p>Home occupations</p>
<p>3 Permitted with consent</p> <p>Boarding houses; Centre-based child care facilities; <i>Commercial premises</i>; Community facilities; <i>Educational establishments</i>; Entertainment facilities; Exhibition homes; Flood mitigation works; Function centres; Home-based child care; Hotel or motel accommodation; Information and education facilities; Landscaping material supplies; Medical centres; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; <i>Seniors housing</i>; Service stations; Shop top housing; Tank-based aquaculture; Wholesale supplies</p>	<p>3 Permitted with consent</p> <p>Amusement centres; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Charter and tourism facilities; <i>Commercial premises</i>; Community facilities; Correctional centres; Early education and care facility; Educational establishments; Electricity generating works; Entertainment facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Function centres; Group homes; Helipads; Home businesses; Home industries; Hostels; Information and education facilities; Jetties; Light industries; Local distribution premises; Marinas; Medical centres; Mooring pens; Multi-dwelling housing; Oyster aquaculture; Passenger transport facilities; Places of public worship; Port facilities; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Service stations; Sewerage systems; Signage; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Veterinary hospitals; Waste or resource</p>

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B4 Mixed Use – GLEP 2010	MU1 Mixed Use – Draft Zone
	<i>management facility; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies</i>
4 Prohibited Pond-based aquaculture; Any other development not specified in item 2 or 3	4 Prohibited <i>Any other development not specified in item 2 or 3</i>

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