

# Great Lakes LEP 2014 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

## Great Lakes LEP 2014 vs Draft Employment Zones – Land Use Tables

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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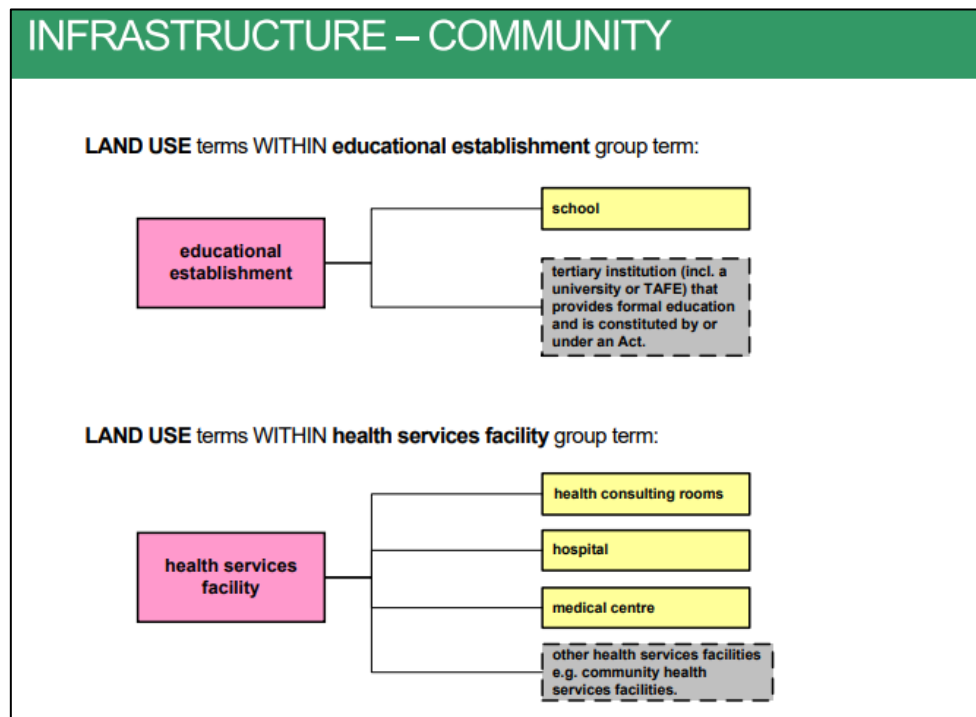
# Great Lakes LEP 2014 vs Draft Employment Zones – Land Use Tables

## 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*.

# Great Lakes LEP 2014 vs Draft Employment Zones – Land Use Tables

B1 Neighbourhood Centre – GLLEP 2014	E1 Local Centre – Draft Zone
<p><b>1 Objectives of zone</b></p> <ul style="list-style-type: none"> <li>• To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.</li> <li>• To enable a range of residential accommodation and tourist and visitor accommodation to be located above commercial uses to promote housing diversity and community activity within the business centre.</li> <li>• To ensure that traffic generation from development can be managed in a way that avoids conflict with the desired pedestrian environment.</li> </ul>	<p><b>1 Objectives of zone</b></p> <ul style="list-style-type: none"> <li>• To provide a range of retail, business and community uses that serve the needs of people who live, work or visit the area.</li> <li>• To encourage investment in local commercial development that generates employment opportunities and economic growth.</li> <li>• 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.</li> <li>• To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.</li> <li>• To ensure that traffic generation from development can be managed in a way that avoids conflict with the desired pedestrian environment.</li> <li>• To maximise public transport patronage and encourage walking and cycling</li> <li>• To encourage employment opportunities in accessible locations</li> </ul>
<p><b>2 Permitted without consent</b> Home occupations</p>	<p><b>2 Permitted without consent</b> Home occupations</p>
<p><b>3 Permitted with consent</b> Boarding houses; <i>Business premises</i>; Centre-based child care facilities; Community facilities; Medical centres; Neighbourhood shops; Neighbourhood supermarkets; Oyster aquaculture; Respite day care centres; Roads; <i>Seniors housing</i>; Shop top housing; Tank-based aquaculture; <b>Any other development not specified in item 2 or 4</b></p>	<p><b>3 Permitted with consent</b> 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; Veterinary hospitals; <b>Any other development not specified in item 2 or 4</b></p>
<p><b>4 Prohibited</b> <i>Agriculture</i>; <i>Air transport facilities</i>; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service</p>	<p><b>4 Prohibited</b> <i>Agriculture</i>; <i>Air transport facilities</i>; 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 establishments; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; <i>Industries</i>; Mortuaries;</p>

## Great Lakes LEP 2014 vs Draft Employment Zones – Land Use Tables

B1 Neighbourhood Centre – GLLEP 2014	E1 Local Centre – Draft Zone
centres; Industrial retail outlets; Industrial training facilities; <i>Industries</i> ; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture Recreation facilities (major); <i>Residential accommodation</i> ; Resource recovery facilities; <i>Rural industries</i> ; <i>Storage premises</i> ; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste disposal facilities; Wharf or boating facilities	<i>Open cut mining</i> ; <i>Residential accommodation</i> ; <i>Resource recovery facilities</i> ; <i>Rural industries</i> ; <i>Sex services premises</i> ; <i>Storage premises</i> ; <i>Transport depots</i> ; <i>Truck depots</i> ; <i>Vehicle body repair workshops</i> ; <i>Vehicle repair stations</i> ; <i>Warehouse or distribution centres</i> ; <i>Waste or resource management facilities</i>

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## Great Lakes LEP 2014 vs Draft Employment Zones – Land Use Tables

B2 Local Centre – GLLEP 2014	E1 Local Centre – Draft Zone
<p><b>1 Objectives of zone</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• To encourage employment opportunities in accessible locations.</li> <li>• To maximise public transport patronage and encourage walking and cycling.</li> <li>• To enable a range of residential accommodation and tourist and visitor accommodation to be located above commercial uses to promote housing diversity and community activity within the business centre.</li> <li>• To ensure that traffic generation from development can be managed in a way that avoids conflict with the desired pedestrian environment.</li> </ul>	<p><b>1 Objectives of zone</b></p> <ul style="list-style-type: none"> <li>• To provide a range of retail, business and community uses that serve the needs of people who live, work or visit the area.</li> <li>• To encourage investment in local commercial development that generates employment opportunities and economic growth.</li> <li>• 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.</li> <li>• To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.</li> <li>• To ensure that traffic generation from development can be managed in a way that avoids conflict with the desired pedestrian environment.</li> <li>• To maximise public transport patronage and encourage walking and cycling</li> <li>• To encourage employment opportunities in accessible locations</li> </ul>
<p><b>2 Permitted without consent</b> Home occupations</p>	<p><b>2 Permitted without consent</b> Home occupations</p>
<p><b>3 Permitted with consent</b> Boarding houses; Centre-based child care facilities; <i>Commercial premises</i>; Community facilities; <i>Educational establishments</i>; Entertainment facilities; Function centres; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; <i>Seniors housing</i>; Service stations; Shop top housing; Tank-based aquaculture; <i>Tourist and visitor accommodation</i>; <b>Any other development not specified in item 2 or 4</b></p>	<p><b>3 Permitted with consent</b> 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; Veterinary hospitals; <b>Any other development not specified in item 2 or 4</b></p>
<p><b>4 Prohibited</b> <i>Agriculture</i>; <i>Air transport facilities</i>; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway</p>	<p><b>4 Prohibited</b> <i>Agriculture</i>; <i>Air transport facilities</i>; 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 establishments; Highway service centres; Home occupations (sex services); Industrial retail outlets;</p>



## Great Lakes LEP 2014 vs Draft Employment Zones – Land Use Tables

B2 Local Centre – GLLEP 2014	E1 Local Centre – Draft Zone
service centres; Industrial retail outlets; Industrial training facilities; <i>Industries</i> ; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture Recreation facilities (major); <i>Residential accommodation</i> ; Resource recovery facilities; <i>Rural industries</i> ; <i>Storage premises</i> ; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste disposal facilities; Wharf or boating facilities	<i>Industrial training facilities; Industries; Mortuaries; Open cut mining; Residential accommodation; Resource recovery facilities; Rural industries; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities</i>

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## Great Lakes LEP 2014 vs Draft Employment Zones – Land Use Tables

B2 Local Centre – GLLEP 2014	E2 Commercial Centre – Draft Zone
<p><b>1 Objectives of zone</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• To encourage employment opportunities in accessible locations.</li> <li>• To maximise public transport patronage and encourage walking and cycling.</li> <li>• To enable a range of residential accommodation and tourist and visitor accommodation to be located above commercial uses to promote housing diversity and community activity within the business centre.</li> <li>• To ensure that traffic generation from development can be managed in a way that avoids conflict with the desired pedestrian environment.</li> </ul>	<p><b>1 Objectives of zone</b></p> <ul style="list-style-type: none"> <li>• To strengthen the role of the commercial centre as the centre of business, retail, community and cultural activity.</li> <li>• To encourage investment in commercial development that generates employment opportunities and economic growth.</li> <li>• To encourage development that has a high level of accessibility and amenity, particularly for pedestrians.</li> <li>• To enable residential development that is consistent with the Council's strategic planning for residential development in the area.</li> <li>• 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.</li> <li>• To enable a range of residential accommodation and tourist and visitor accommodation to be located above commercial uses</li> </ul>
<p><b>2 Permitted without consent</b> Home occupations</p>	<p><b>2 Permitted without consent</b> Home occupations</p>
<p><b>3 Permitted with consent</b> Boarding houses; Centre-based child care facilities; <i>Commercial premises</i>; Community facilities; <i>Educational establishments</i>; Entertainment facilities; Function centres; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; <i>Seniors housing</i>; Service stations; Shop top housing; Tank-based aquaculture; <i>Tourist and visitor accommodation</i>; <b>Any other development not specified in item 2 or 4</b></p>	<p><b>3 Permitted with consent</b> Amusement centres; Artisan food and drink industry; Backpackers' accommodation; <i>Boarding houses</i>; <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; Mortuaries; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restricted premises; <i>Roads</i>; <i>Seniors housing</i>; <i>Shop top housing</i>; Tank-based aquaculture; Vehicle repair stations; Veterinary hospitals; <b>Any other development not specified in item 2 or 4</b></p>
<p><b>4 Prohibited</b> <i>Agriculture</i>; <i>Air transport facilities</i>; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities;</p>	<p><b>4 Prohibited</b> <i>Agriculture</i>; Animal boarding or training establishments; Bed and breakfast accommodation; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Crematorium; Depots; Eco-tourist facilities; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Home occupations (sex services); Highway service centres; Industrial retail</p>



## Great Lakes LEP 2014 vs Draft Employment Zones – Land Use Tables

B2 Local Centre – GLLEP 2014	E2 Commercial Centre – Draft Zone
Heavy industrial storage establishments; Highway service centres; Industrial retail outlets; Industrial training facilities; <i>Industries</i> ; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture; Recreation facilities (major); <i>Residential accommodation</i> ; Resource recovery facilities; <i>Rural industries</i> ; <i>Storage premises</i> ; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste disposal facilities; Wharf or boating facilities	<i>outlet</i> ; Industrial training facilities; <i>Industries</i> ; Liquid fuel depots; Open cut mining; <i>Residential accommodation</i> ; <i>Rural industries</i> ; Sex services premises; Transport depots; Truck depots; Waste disposal facilities; <i>Waste or resource management facilities</i>

## Great Lakes LEP 2014 vs Draft Employment Zones – Land Use Tables

B5 Business Development – GLLEP 2014	E3 Productivity Support – Draft Zone
<p><b>1 Objectives of zone</b></p> <ul style="list-style-type: none"> <li>• To enable a mix of business and warehouse uses, and specialised retail premises that require a large floor area, in locations that are close to, and that support the viability of, centres.</li> </ul>	<p><b>1 Objectives of zone</b></p> <ul style="list-style-type: none"> <li>• To provide a range of facilities and services, light industries, warehouses and offices.</li> <li>• To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.</li> <li>• To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.</li> <li>• To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.</li> <li>• To provide opportunities for new and emerging light industries.</li> <li>• To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.</li> <li>• To provide for residential uses, but only as part of a mixed use development.</li> </ul>
<p><b>2 Permitted without consent</b> Home occupations</p>	<p><b>2 Permitted without consent</b> Home occupations</p>
<p><b>3 Permitted with consent</b> <i>Business premises</i>; Centre-based child care facilities; Garden centres; Hardware and building supplies; Kiosks; Landscaping material supplies; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Roads; Specialised retail premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; <b>Any other development not specified in item 2 or 4</b></p>	<p><b>3 Permitted with consent</b> Animal boarding or training establishments; Boat building and repair facilities; <i>Backpackers' accommodation</i>; <i>Boarding Houses</i>; <i>Building identification signs</i>; <i>Business identification signs</i>; <i>Business premises</i>; <i>Cellar door premises</i>; Centre-based child care facilities; Community facilities; Depots; <i>Food &amp; drink premises</i>; Function centres; Garden centres; <i>Group homes</i>; Hardware and building supplies; <i>Home industries</i>; <i>Hostels</i>; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; <i>Kiosks</i>; Landscaping material supplies; <i>Light industries</i>; Local Distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research Stations; Respite day care centres; <i>Roads</i>; <i>Roadside stalls</i>; Rural supplies; Service stations; <i>Shop top housing</i>; Specialised retail premises; <i>Storage premises</i>; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies; <b>Any other development not specified in item 2 or 4</b></p>

## Great Lakes LEP 2014 vs Draft Employment Zones – Land Use Tables

B5 Business Development – GLLEP 2014	E3 Productivity Support – Draft Zone
<p><b>4 Prohibited</b>  <i>Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Highway service centres; Industrial retail outlets; Industrial training facilities; Industries; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture Recreation facilities (major); Registered clubs; Residential accommodation; Restricted premises; Rural industries; Tourist and visitor accommodation; Vehicle body repair workshops; Vehicle repair stations; Waste disposal facilities</i></p>	<p><b>4 Prohibited</b>  <i>Agriculture; Air transport facilities; Airstrips; Boat launching ramps; Camping grounds; Caravan parks; Cemeteries; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Industries; Marinas; Mooring pens; Moorings; Open cut mining; Residential accommodation; Rural industries; Sex services premises; Tourist and visitor accommodation; Transport depots; Truck depots</i></p>

## Great Lakes LEP 2014 vs Draft Employment Zones – Land Use Tables

IN1 General Industrial – GLLEP 2014	E4 General Industrial – Draft Zone
<p><b>1 Objectives of zone</b></p> <ul style="list-style-type: none"> <li>• To provide a wide range of industrial and warehouse land uses.</li> <li>• To encourage employment opportunities.</li> <li>• To minimise any adverse effect of industry on other land uses.</li> <li>• To support and protect industrial land for industrial uses.</li> <li>• To enable other land uses that provide facilities or services to meet the day-to-day needs of workers in the area.</li> </ul>	<p><b>1 Objectives of zone</b></p> <ul style="list-style-type: none"> <li>• To provide a range of industrial, warehouse, logistics and related land uses.</li> <li>• To ensure the efficient and viable use of land for industrial uses.</li> <li>• To minimise any adverse effect of industry on other land uses.</li> <li>• To encourage employment opportunities.</li> <li>• To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.</li> <li>• To encourage innovation and sustainability in industry.</li> </ul>
<p><b>2 Permitted without consent</b> Home occupations</p>	<p><b>2 Permitted without consent</b> Home occupation</p>
<p><b>3 Permitted with consent</b> Boat building and repair facilities; Boat launching ramps; Boat sheds; Car parks; Charter and tourism boating facilities; Crematoria; Depots; Environmental facilities; Environmental protection works; Flood mitigation works; Freight transport facilities; Garden centres; General industries; Hardware and building supplies; Heavy industrial storage establishments; Heavy industries; Helipads; Home-based child care; Home businesses; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Information and education facilities; Jetties; Kiosks; Landscaping material supplies; <i>Light industries</i>; Marinas; Mortuaries; Neighbourhood shops; Oyster aquaculture; Places of public worship; Plant nurseries; Public administration buildings; Recreation facilities (indoor); Recreation facilities (outdoor); Research stations; Restaurants or cafes; Restricted premises; Roads; <i>Rural industries</i>; Rural supplies; Service stations; <i>Sewerage systems</i>; Sex services premises; <i>Signage</i>; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; <i>Waste or resource management facilities</i>; Water recreation structures; <i>Water supply systems</i>; Wholesale supplies</p>	<p><b>3 Permitted with consent</b> <i>Building identification signs</i>; <i>Business identification signs</i>; Depots; <i>Food and drink premises</i>; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; <i>Kiosks</i>; <i>Landscaping material supplies</i>; <i>Light industries</i>; Local distribution premises; <i>Markets</i>; Neighbourhood shops; Oyster aquaculture; <i>Plant nurseries</i>; <i>Roads</i>; <i>Roadside stalls</i>; <i>Rural supplies</i>; <i>Signage</i>; <i>Specialised retail premises</i>; Take away food and drink premises; Tank-based aquaculture; <i>Timber yards</i>; <i>Vehicle sales or hire premises</i>; Warehouse or distribution centres; <b>Any other development not specified in item 2 or 4</b></p>
<p><b>4 Prohibited</b> Pond-based aquaculture; <b>Any other development not specified in item 2 or 3</b></p>	<p><b>4 Prohibited</b> <i>Airstrip</i>; <i>Air transport facilities</i>; <i>Agriculture</i>; <i>Camping grounds</i>; <i>Caravan parks</i>; <i>Commercial premises</i>; <i>Eco-tourist facilities</i>; <i>Entertainment facilities</i>; <i>Exhibition homes</i>; <i>Exhibition villages</i>; <i>Extractive industries</i>; <i>Farm buildings</i>; <i>Forestry</i>; <i>Function centres</i>; <i>Heavy industrial storage establishments</i>; <i>Highway service centres</i>; <i>Industries</i>; <i>Recreation</i></p>

## Great Lakes LEP 2014 vs Draft Employment Zones – Land Use Tables

IN1 General Industrial – GLLEP 2014	E4 General Industrial – Draft Zone
	facilities (major); Recreation facilities (outdoor); Registered clubs; <i>Residential accommodation</i> ; Schools; <i>Tourist and visitor accommodation</i> ; Wharf or boating facilities.

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## Great Lakes LEP 2014 vs Draft Employment Zones – Land Use Tables

IN2 Light Industrial – GLLEP 2014	E5 Heavy Industrial - Draft Zone
<b>1 Objectives of zone</b> <ul style="list-style-type: none"> <li>• To provide a wide range of light industrial, warehouse and related land uses.</li> <li>• To encourage employment opportunities and to support the viability of centres.</li> <li>• To minimise any adverse effect of industry on other land uses.</li> <li>• To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.</li> <li>• To support and protect industrial land for industrial uses.</li> </ul>	<b>1 Objectives of zone</b> <ul style="list-style-type: none"> <li>• To provide areas for industries that need to be separated from other land uses.</li> <li>• To ensure the efficient and viable use of land for industrial uses.</li> <li>• To minimise any adverse effect of industry on other land uses.</li> <li>• To encourage employment opportunities</li> <li>• To support and create opportunities for heavy industrial development with access to transport and infrastructure networks</li> </ul>
<b>2 Permitted without consent</b> Home occupations	<b>2 Permitted without consent</b> Nil
<b>3 Permitted with consent</b> Boat building and repair facilities; Boat launching ramps; Boat sheds; <i>Business premises</i> ; Car parks; Charter and tourism boating facilities; Crematoria; Depots; Environmental facilities; Environmental protection works; Flood mitigation works; Freight transport facilities; Garden centres; General industries; Hardware and building supplies; Helipads; Home-based child care; Home businesses; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Information and education facilities; Jetties; Kiosks; Landscaping material supplies; <i>Light industries</i> ; Marinas; Mortuaries; Neighbourhood shops; Oyster aquaculture; Places of public worship; Plant nurseries; Public administration buildings; Recreation facilities (indoor); Recreation facilities (outdoor); Research stations; Restaurants or cafes; Restricted premises; Roads; <i>Rural industries</i> ; Rural supplies; Service stations; <i>Sewerage systems</i> ; Sex services premises; <i>Signage</i> ; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; <i>Waste or resource management facilities</i> ; <i>Water recreation structures</i> ; <i>Water supply systems</i> ; Wholesale supplies	<b>3 Permitted with consent</b> <i>Agriculture</i> ; Boat building and repair facilities; Building identification signs; Business identification signs; Car parks; Crematoria; Data centres; Depots; <i>Electricity generating works</i> ; <i>Environmental protection works</i> ; <i>Extractive industries</i> ; <i>Flood mitigation works</i> ; Freight transport facilities; General industries; Hazardous storage establishments; <i>Heavy industrial storage establishments</i> ; Heavy industries; <i>Helipads</i> ; Industrial training facilities; <i>Industries</i> ; <i>Mortuary</i> ; <i>Neighbourhood shops</i> ; Offensive storage establishments; Oyster aquaculture; <i>Port facilities</i> ; <i>Research station</i> ; <i>Roads</i> ; <i>Rural industries</i> ; <i>Signage</i> ; <i>Service stations</i> ; <i>Sewerage systems</i> ; Tank-based aquaculture; <i>Transport depots</i> ; <i>Truck depots</i> ; <i>Vehicle body repair workshops</i> ; <i>Vehicle repair stations</i> ; Warehouse or distribution centres; <i>Water supply systems</i> .
<b>4 Prohibited</b> Pond-based aquaculture; <b>Any other development not specified in item 2 or 3</b>	<b>4 Prohibited</b> <b>Any other development not specified in item 2 or 3</b>



# Great Lakes LEP 2014 vs Draft Employment Zones – Land Use Tables

B4 MIXED USE – GL LEP 2014	MU1 Mixed Use – Draft Zone
<p><b>1 Objectives of zone</b></p> <ul style="list-style-type: none"> <li>• To provide a mixture of compatible land uses.</li> <li>• 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.</li> <li>• To encourage development that does not prejudice the established business and industrial centres.</li> <li>• To ensure that traffic generation from development can be managed in a way that avoids conflict with the desired pedestrian environment.</li> <li>• To ensure the inclusion and integration of housing to promote housing diversity and community activity within the business centre.</li> <li>• To enable a range of tourism-related uses that support the business centre.</li> </ul>	<p><b>1 Objectives of zone</b></p> <ul style="list-style-type: none"> <li>• To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.</li> <li>• 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.</li> <li>• To minimise conflict between land uses within this zone and land uses within adjoining zones.</li> <li>• To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.</li> <li>• To ensure that traffic generation from development can be managed in a way that avoids conflict with the desired pedestrian environment.</li> <li>• To ensure the inclusion and integration of housing to promote housing diversity and community activity within the business centre</li> <li>• To enable a range of tourism-related uses that support the business centre.</li> </ul>
<p><b>2 Permitted without consent</b> Home occupations</p>	<p><b>2 Permitted without consent</b> Home occupations</p>
<p><b>3 Permitted with consent</b> Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Group homes; Hotel or motel accommodation; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Tank-based aquaculture; <b>Any other development not specified in item 2 or 4</b></p>	<p><b>3 Permitted with consent</b> Amusement centres; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Early education and care facility; Educational establishments; Electricity generating works; Entertainment facilities; Environmental protection works; Exhibition homes; Function centres; Flood mitigation works; Group homes; Helipads; Home-based child care; 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; Shop top housing; Signage; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Veterinary hospitals; Waste or resource management facility; Water recreation structures;</p>

## Great Lakes LEP 2014 vs Draft Employment Zones – Land Use Tables

	<i>Water supply systems; Wharf or boating facilities; Wholesale supplies</i>
<b>4 Prohibited</b> Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Industrial retail outlets; Industrial training facilities; Industries; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture Recreation facilities (major); Residential accommodation; Resource recovery facilities; Rural industries; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste disposal facilities; Wharf or boating facilities	<b>4 Prohibited</b> <i>Any other development not specified in item 2 or 3</i>

## Great Lakes LEP 2014 vs Draft Employment Zones – Land Use Tables

IN4 Working Waterfront – GL LEP 2014	W4 Working Waterfront – Draft Zone
<p><b>1 Objectives of zone</b></p> <ul style="list-style-type: none"> <li>• To retain and encourage waterfront industrial and maritime activities.</li> <li>• To identify sites for maritime purposes and for activities that require direct waterfront access.</li> <li>• To ensure that development does not have an adverse impact on the environmental and visual qualities of the foreshore.</li> <li>• To encourage employment opportunities.</li> <li>• To minimise any adverse effect of development on land uses in other zones.</li> </ul>	<p><b>1 Objectives of zone</b></p> <ul style="list-style-type: none"> <li>• To retain and encourage industrial and maritime activities on foreshores.</li> <li>• To identify sites for maritime purposes and for activities requiring direct foreshore access.</li> <li>• To ensure that development does not have an adverse impact on the environment and visual qualities of the foreshore.</li> <li>• To encourage employment opportunities.</li> <li>• To minimise any adverse effect of development on land uses in other zones.</li> <li>• <i>To encourage complementary activities to revitalise waterfront areas</i></li> </ul>
<p><b>2 Permitted without consent</b> Home occupations</p>	<p><b>2 Permitted without consent</b> <i>Home occupations;</i></p>
<p><b>3 Permitted with consent</b> Aquaculture; Boat building and repair facilities; Boat launching ramps; Boat sheds; Car parks; Charter and tourism boating facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Home-based child care; Home businesses; Industrial training facilities; Information and education facilities; Jetties; Kiosks; Light industries; Marinas; Mooring pens; Moorings; Restaurants or cafes; Roads; Sewerage systems; Signage; Water supply systems; Wharf or boating facilities; Wholesale supplies</p>	<p><b>3 Permitted with consent</b> <i>Aquaculture; Boat building and repair facilities; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Car parks; Charter and tourism boating facilities; Environmental facilities; Environmental protection works; Farm buildings; Flood mitigation works; Food and drink premises; Freight transport facilities; Helipads ; Home businesses; Industrial retail outlets; Industrial training facilities; Information and education facilities; Jetties; Kiosks; light industries; Local distribution premises; Marinas; Mooring pens; Passenger transport facilities; Recreation areas; Research stations; Roads; Sewerage systems; Signage; Specialised retail premises; Vehicle sales or hire premises; Warehouse and distribution premises; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies</i></p>
<p><b>4 Prohibited</b> Any development not specified in item 2 or 3</p>	<p><b>4 Prohibited</b> <i>Any development not specified in item 2 or 3</i></p>