

New zoning to be introduced in 2021



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1. Employment Zone

A zone supporting a diverse range of low-impact light industrial, commercial and business activities complementing the role of other zones accommodating significant industrial, shopping and business activities.

Contemplated Uses

- Bulky goods outlet
- Consulting room
- Indoor recreation facility
- Light industry
- Motor repair station
- Office
- Place of worship
- Research facility
- Retail fuel outlet
- Service trade premises
- Shop
- Store
- Training facility
- Tourist accommodation

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2. Strategic Employment Zone

A comprehensive range of industrial, logistical, warehousing, storage, research and training land uses together with compatible business activities generating wealth and employment for the state.

Employment-generating uses are arranged to:

- (a) support the efficient movement of goods and materials on land in the vicinity of major transport infrastructure such as ports and intermodal freight facilities
- (c) create new and enhance existing business clusters
- (e) be compatible with its location and setting to manage adverse impacts on the amenity of land in adjacent zones.

Contemplated Uses

- Automotive collision repair
- Electricity substation
- Energy generation facility
- Energy storage facility
- Fuel depot
- General industry
- Intermodal facility
- Light Industry
- Rail marshalling yard
- Motor repair station
- Public service depot
- Renewable energy facility (other than a wind farm)
- Retail fuel outlet

3. Business Neighbourhood Zone

A zone supporting a variety of housing and accommodation types and a compatible range of employment-generating land uses which have no material adverse impact on residential amenity, in an environment characterised by low-rise buildings with additional height accommodated in highly accessible location, particularly locations well serviced by community or public transport.

Contemplated Uses

- Dwelling
- Residential flat building
- Community facility
- Consulting room
- Office
- Shop

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4. Urban Renewal Neighbourhood Zone

Housing that no longer meets community preferences is replaced with new diverse low – medium rise housing options. Housing density increases, taking advantage of well-located urban land. Employment and community services will improve access to jobs, goods and services without compromising residential amenity.

Contemplated Uses

- Ancillary accommodation
- Dwelling
- Outbuilding
- Residential flat building
- Retirement facility
- Student accommodation
- Supported accommodation
- Community facility
- Consulting room
- Educational establishment
- Office
- Pre-school
- Recreation area
- Shop

Mixed Use Transition Subzone

- Dwelling
- Entertainment venue
- Licenced premises
- Hotel
- Bulky goods outlet
- Consulting room
- Indoor recreation facility
- Light industry
- Motor repair station
- Office
- Place of worship
- Research facility
- Retail fuel outlet
- Service trade premises
- Shop
- Store
- Tourist accommodation
- Training facility

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5. Urban Neighbourhood Zone

A mixed use area that:

- (a) provides a flexible policy framework for the redevelopment of urban areas in close proximity to high frequency public transport corridors or adjacent primary road corridors that have the potential to become activity generators;
- (b) provides for the high-quality design and integration of buildings and public realm in mixed use areas with walkable urban form, excellent provision for walking and cycling and active street frontages that encourage social interaction, positively contribute to public safety and vibrancy and promote active movement and public transport use
- (c) provides a concentration of mixed use activity close to community focal points, such as a high frequency fixed transit stop, activity centre or high quality open space;
- (d) provides adaptable and flexible buildings that can accommodate changes in land use and respond to changing economic and social conditions and advances in technology; and
- (e) transitions to a reduced scale and intensity at the zone boundary to maintain the amenity of residential properties located within adjoining zones.

Contemplated Uses

- Dwelling
- Residential Flat Building
- Retirement facility
- Student Accommodation
- Supported Accommodation
- Advertisement
- Consulting Room
- Educational Establishment
- Hotel
- Licensed Entertainment Premises
- Licensed Premises
- Light industry
- Office
- Pre-school
- Restaurant
- Shop
- Tourist Accommodation

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6. Urban Neighbourhood Zone Main Street Subzone

A shopping, entertainment and commercial main street supported by medium to high density residential development.

A fine-grained public realm with safe, walkable and vibrant streets created by mixed use buildings with non-residential uses at ground level and a visually consistent street rhythm informed by local context and narrow tenancy footprints.

Contemplated Uses

- Advertisement
- Carport
- Consulting Room
- Dwelling
- Educational Establishment
- Hotel
- Licensed Premises
- Light Industry
- Office
- Outbuilding
- Pre-school
- Residential Flat Building
- Retirement Facility
- Shop
- Student Accommodation
- Supported Accommodation
- Tourist Accommodation

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7. Urban Activity Centre Zone

A cohesive and legible environment supporting a broad spectrum of regional level business, shopping, entertainment and recreational facilities that can cater for large crowds, smaller social gatherings and events over extended hours.

Primary business, shopping and entertaining areas are integrated with public transport facilities, pedestrian and cycling networks, and community transport infrastructure, and designed to enhance the quality of the public realm.

Contemplated Uses

- Dwelling
- Retirement facility
- Supported Accommodation
- Student Accommodation
- Advertisement
- Car park facility
- Cinema
- Community transport facilities
- Community facility
- Consulting Room
- Educational Establishment
- Emergency service facility
- Hospital
- Hotel
- Indoor recreation facility
- Library
- Licensed Entertainment Premises
- Licensed Premises
- Light industry
- Office
- Place of worship
- Pre-school
- Public transport facilities
- Retail fuel outlet
- Restaurant
- Shop

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8. Suburban Activity Centre Zone

An active commercial precinct supporting neighbourhood-scale shopping, business, entertainment and recreation facilities to provide a focus for business and community life and most daily and weekly shopping needs of the community. Buildings and pedestrian areas create a high quality, activated public realm that is integrated with pedestrian and cycle networks and establish well-defined connections to available public transport services.

Contemplated Uses

Dwelling

Supported accommodation

Retirement facility

Advertisement

Cinema

Community facility

Consulting room

Educational establishment

Emergency services facility

Hospital

Hotel

- Indoor recreation facility
- Library
- Office
- Place of worship
- Pre-school
- Recreation area
- Restaurant
- Retail fuel outlet
- Service trade premises
- Shop
- Tourist accommodation.

9. Local Activity Centre Zone

A range of small-scale shops, offices, business, health and community facilities suited to provide daily services to the local community and provide intimate places to meet and socialise.

Contemplated Uses

Dwelling above non-residential development

Community facility

Consulting room

Office

Pre-school

Shop

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10. Community Facilities Zone

Provision of a range of community, educational, recreational and health care facilities.

Contemplated Uses

- Cemetery
- Community facility
- Consulting room
- Educational establishment
- Emergency services facility
- Health care facility
- Hospital
- Indoor recreation facility
- Library
- Office associated with community service
- Place of worship
- Pre-school
- Recreation area
- Shop

11. Strategic Innovation Zone

Innovation precincts accommodating a range of health, education, and research activities supported by a mix of compatible supporting housing, tourism, hospitality, cultural, entertainment, recreation and retail land uses.

Contemplated Uses

- Dwelling
- Residential flat building
- Student accommodation
- Consulting room
- Community facility
- Educational establishment
- Hospital
- Hotel
- Library
- Light industry (including high technology and research based activity)
- Office
- Place of worship
- Pre-school
- Public transport terminal
- Shop
- Tourist accommodation

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12. Activity Node Sub-Zone of Strategic Innovation Zone

Retail activity focused around key roadways, public transport routes and rail corridors that provide focal points for workers, students, visitors and residents to socialize and congregate, complementing a range of other more predominant activities within Strategic Innovation Zone.

Entertainment and recreation land uses that complement other significant health, education, research and business activities for the benefit of workers and visitors to the zone and the convenience and enjoyment of adjacent residential areas.

Contemplated Uses

in addition to those identified in the Strategic Innovation Zone:

- Advertisement
- Entertainment venue
- Parking facility
- Recreation area
- Shop (excluding a bulky goods outlet)

13. Urban Neighbourhood Zone

A mixed use area that:

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- (c) provides a concentration of mixed use activity close to community focal points, such as a high frequency fixed transit stop, activity centre or high quality open space;
- (d) provides adaptable and flexible buildings that can accommodate changes in land use and respond to changing economic and social conditions and advances in technology; and
- (e) transitions to a reduced scale and intensity at the zone boundary to maintain the amenity of residential properties located within adjoining zones.

Contemplated Uses

- Dwelling
- Residential Flat Building
- Retirement facility
- Student Accommodation
- Supported Accommodation
- Advertisement
- Consulting Room
- Educational Establishment
- Hotel
- Licensed Entertainment Premises
- Licensed Premises
- Light industry
- Office
- Pre-school
- Restaurant
- Shop
- Tourist Accommodation