

RULE B4 – BUSINESS ZONE

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RULE B4 – BUSINESS ZONE

(Refer Part 4.6)

NB – Words outlined in bold type below have a specific definition contained in Chapter 2 (Definitions).
NB – APPLICABLE ONLY TO SITES NOT REZONED INNER OR OUTER BUSINESS AS A RESULT OF PC46

B4.1 Permitted Activities

B4.1.1 List of Activities

A) The following shall be permitted activities on those sites that have identified frontage (Refer Appendix 4B), provided that they comply with the standards in Rule 4.3 below:

- i) **Shops.**
- ii) Offices.
- iii) Hotels and taverns.
- iv) **Restaurants.**
- v) **Places of assembly.**
- vi) Reserves.
- vii) **Commercial services** and printing.
- viii) **Specialist services.**
- ix) **Accessory buildings.**
- x) Libraries.
- xi) **Signs** which comply with Rules 3E.4.1 and 3E.4.2.
- xii) **Earthworks** which comply with Rules 3D.4.1 and 3D.4.2.

B) The following shall be permitted activities on those sites that do not have identified frontage, (Refer Appendix 4B), provided that they comply with the standards in Rule 4.3 below:

- i) All activities listed in a. above.
- ii) Premises for the sale of motor vehicles, boats, caravans and farm equipment.
- iii) **Service stations.**
- iv) Car parking and parking buildings.

- v) Saleyards on All DP 3797, All DP 6178, Lots 145,152,153,154, Pt Lot 146 DP 19.
- vi) **Light Industry.**
- vii) Formation of vehicle crossings onto **roads.**

B4.2 Controlled Activities

B4.2.1 List of Activities

- A) The following shall be controlled activities:
 - i) **Residential accommodation** above ground floor level, on those **sites** that have identified frontage. (Refer Appendix 4B)
 - ii) **Residential accommodation** on those sites that do not have identified frontage.

B4.2.2 Extent of Control

- A) The matters over which Council has reserved its control and in respect of which conditions may be imposed are set out in Rule A1.3.1.

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B4.3 Standards For Permitted and Controlled Activities

B4.3.1 Performance Standards

The permitted and controlled activities specified above shall comply with the following standards:

A) **Height**

- i) Maximum **Height** - 9m.
- ii) No part of any **building** on any **site** in the zone shall exceed a height of 3m plus three quarters of the shortest horizontal distance to the nearest residentially-zoned boundary (Refer Diagram B).

B) **Yards**

All **yards**- 4.5m from any **site** zoned Residential.

C) **Screening**

Any boundary with an adjoining site zoned Residential shall be fenced to a **height** of 1.5m with a solid screen wall or fence unless the parties agree to an alternative form of screening.

D) Residential Accommodation

Residential accommodation shall comply with the requirements of Rule B1.3 relating to the type of accommodation proposed.

E) Noise

Compliance with Rule 3C.4.2.

F) [DELETED PC 55]

G) [DELETED PC 55]

H) Verandah Cover

All buildings on properties indicated on Appendix 4C will be required to provide a verandah along the full width of the building, and set back 0.5m from the kerb line, regardless of how far the building is set back from the road frontage. Verandahs must be of a height that relates to their neighbours, to provide continuity of cover. Verandahs shall also be provided with adequate underverandah lighting to **Council's standard**.

I) Street Frontage

No vehicular access will be permitted on the street frontage of any **site** having identified shop frontage shown in Appendix 4B.

J) DELETED NPS-UD 2020

K) Visibility at Railway Crossings

Compliance with Rule 3B.4.3 and Appendix 3B.5.

L) Access

Compliance with Rule 3B.4.3.

M) Glare

Compliance with Rule 3B.4.4.

N) Visual Amenities

No activity shall involve keeping more than one derelict vehicle within view of neighbouring properties or a public place.

B4.3.2 Signs in the Business Zone

- A) Compliance with Rules 3E.4.1 and 3E.4.2.
- B) Signs located above the footpath or carriageway, provided that no part of such signs shall be less than 2.5m above the footpath or 5.5m above the carriageway.
- C) The only **signs** permitted on **sites** adjoining SH54, are:
 - a. Temporary signs permitted by Rule A2.2.
 - b. Traffic signs, or signs showing the number of the premises or the location, timetable or other details of any utility or public facility.
 - c. One pole sign not exceeding 3m² for any permitted use of the premises.
 - d. Signs written on or affixed to a building

B4.4 Restricted Discretionary Activities

B4.4.1 List of Activities

- A) The following shall be restricted discretionary activities in the Business zone:
 - i) Any permitted activity or controlled activity specified above which does not comply with any of the relevant standards in Rules B4.3.1 or B4.3.2.
 - ii) Any new construction on any site the frontage of which is identified in Appendix 4A.
 - iii) Structural alterations or additions, or the reconstruction of the frontage of any building on any site the frontage of which is identified in Appendix 4A.

B4.4.2 Criteria for Assessment

- A) Applications for restricted discretionary activities shall be assessed against the matters set out in Rule A1.3.3.

B4.5 Discretionary Activities

B4.5.1 List of Activities

- A) The following shall be discretionary activities in the Business zone on sites that do not have identified frontage (Refer Appendix 4B):

- i) Any industry other than high-impact industries.

B4.5.2 Criteria for Assessment

- A) The matters set out in Rule A1.3.4 will be taken into account in considering applications for the above discretionary activities.