

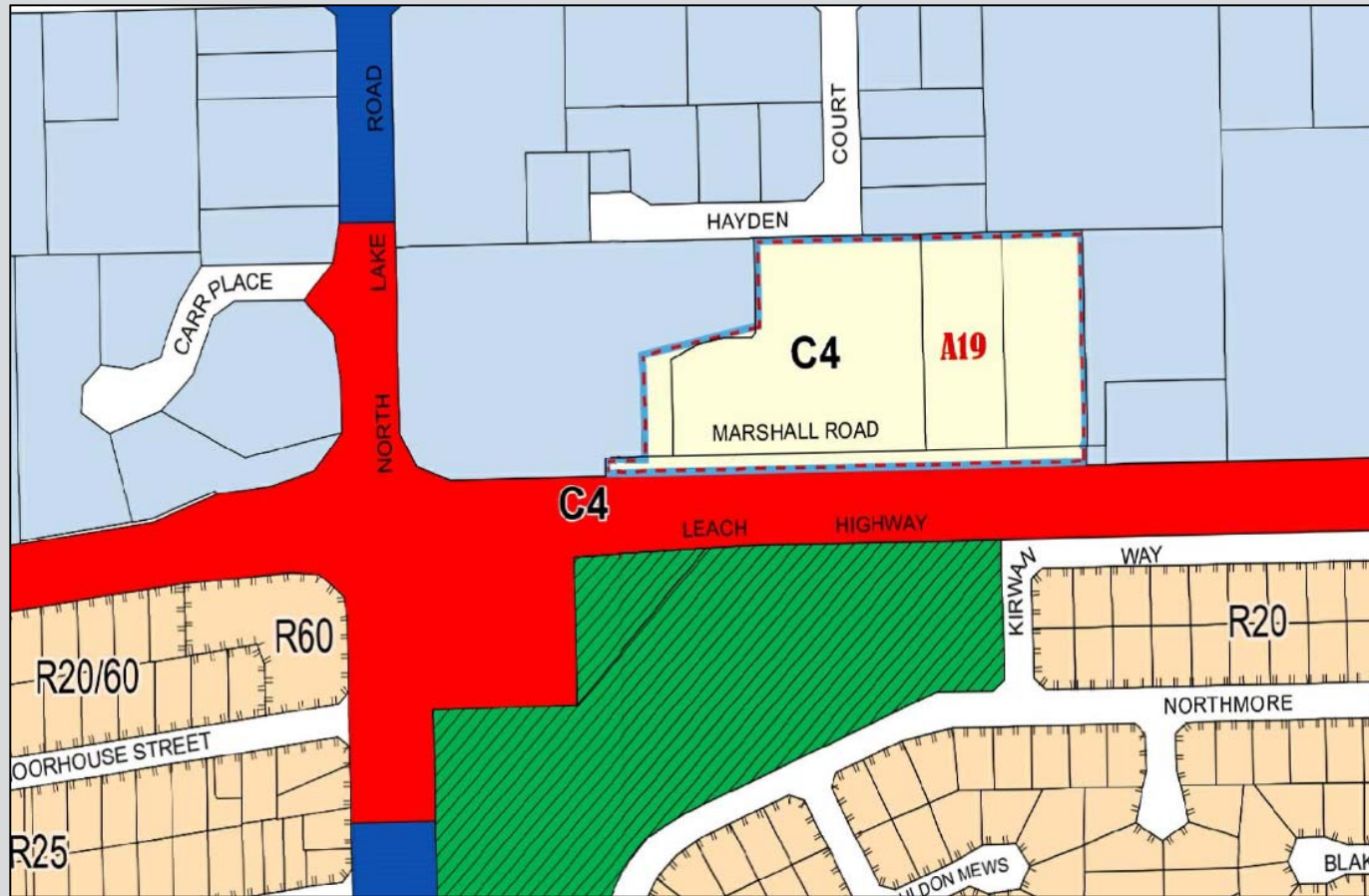




## CURRENT ZONING: CENTRE C4 AND RESTRICTED USE (R2)



## PROPOSED ZONING – C4 WITH A19



## Proposed Zoning and Classification

- LPS6 zoning table for Centre (C4); and
- Additional Use (A19) classification for 5 new uses:
  - Bulky Goods Showroom;
  - Liquor Store (Large);
  - Industry (Light);
  - Trade Supplies; and
  - Warehouse / Storage.

## Recommendation

Support.

- The Centre (C4) zoning will continue to apply.
- The removal of the restricted uses will align the centre with the standard LPS6 zoning table and the allowable uses in City's other local centres.
- The proposed additional uses will allow for development that has historically been considered suitable for this location.
- Local Development Plan be provided to ensure that the Marshall Road / Leach Highway frontage of the land is developed in a way which maintains the objectives and character of the Local Centre Zone.

Council is requested to consider initiating advertising of the proposed scheme amendment.