

CITY OF BELMONT

Mixed Use Zone

Extracted from Local Planning Scheme No. 15 gazetted 1 December 2011

Date of Publication 10/03/2017

1. Intention of the Mixed Use Zone

The 'Mixed Use' Zone is intended to allow for the development of a mix of varied but compatible land uses such as housing, offices, showrooms, amusement centres, eating establishments and appropriate industrial activities which do not generate nuisances detrimental to the amenity of the district or to the health, welfare and safety of its residents. Buildings should be of a high standard of architectural design set in pleasant garden surrounds with limited vehicular access from properties to primary roads.

2. When is Development Approval Required?

Owners and developers require planning approval for any of the following works:

- Internal alterations where there are changes in floor areas, or the usage of areas (i.e., changing a portion of existing warehouse into an office).
- Any significant external changes, or changes to portions of buildings that are visible from the street or a public place.
- Any new development, building structure or increase in floor area.
- Any change in land use (i.e. changing from a 'showroom/warehouse' to 'office').
- Any new hardstand area, changes to access arrangements and car parking layouts.
- Any new fencing within the front setback area.

3. Land Uses

A main objective within the 'Mixed Use' Zone is to encourage high quality development. Council will not support any land uses within the 'Mixed Use' Zone that have the potential to negatively impact on surrounding properties in terms of noise, emissions, traffic etc.

The types of land uses that can be considered within the 'Mixed Use' Zone, is controlled by the City of Belmont Local Planning Scheme No. 15, which is a legal document. The zoning table (Attachment 1) shows whether Council has the ability to consider a specific land use.

The symbols used in the zoning table means the following:

- 'P' means that the use is permitted by the Scheme providing the use complies with the relevant development standards and the requirements of the Scheme;
- 'D' means that the use is not permitted unless the local government has exercised its discretion by granting planning approval;
- 'A' means that the use is not permitted unless the local government has exercised its discretion by granting planning approval after giving special notice in accordance with clause 9.4 (Advertising of Applications) of the Scheme;
- 'X' means a use that is not permitted by the Scheme.

The majority of land uses listed in the zoning table have specific definitions under the Local Planning Scheme. It is also important to note that Council may advertise a proposed land use, especially if the property is located near a residential area.

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4. Site and Development Requirements

The following site and development requirements shall apply within the 'Mixed Use' Zone with the exception of residential development which, subject to Local Planning Scheme No. 15 subclause 5.11.6 (refer section 8 Discretion to Vary Standards of this document) shall conform with the provisions of the Residential Design Codes.

- (a) External Space: The use of external space for storage or the conduct of any business activity associated with a premises is prohibited.
- (b) Lot Area and Dimensions: The minimum lot area shall be 2000 square metres with a minimum effective frontage of 30 metres. However, the City may support subdivision or approve development of a lot with a lesser area or a lesser effective frontage in circumstances where:
 - (i) The lot existed prior to the approval of this Scheme, or
 - (ii) The City is satisfied that the proposal appropriately addresses issues relating to:
 - (1) Motor vehicle access, parking and circulation;
 - (2) Easements in gross for the creation of shared access ways;
 - (3) Rubbish disposal; and
 - (4) Building footprints and design, or
 - (iii) The Commission has approved a subdivision of the subject land which creates a lot or lots with an area or effective frontage less than those nominated in this clause.
- (c) Lot Coverage: Building including accessory buildings shall not cover a total of more than 60 percent of the area of any lot. The City may consider an increase to 70 percent of the area of any lot where the coverage includes a multi storey car park associated with the development which consists of a ground floor and uncovered upper deck.
- (d) Setbacks of Buildings from Site Boundaries: No part of any building shall be built upon that area of land between the street alignment and the building setback line drawn parallel thereto a distance of 15 metres within the site. In regard to any site having more than one street frontage, the minimum setback from the street alignment shall apply to the frontage of the site to the road or roads of higher category as determined by the City and the setback from the lesser roads shall not be less than a distance of 7.5 metres.

The City will only permit averaging of building setbacks in those cases where it is satisfied that the functioning of any proposed use will be improved without detriment to the appearance of the development or the street scene or to the safe movement of traffic on or about the site and in case will the City permit a part of any building to be built closer to the street than one half of an average building setback.
- (e) Setback Areas: No use of the area between the street alignment and building setback lines shall be permitted other than for planting or for pedestrian and vehicular circulation and vehicle parking in accordance with the provisions of this Scheme, except that an area up to 25 percent of the building setback area may be used for trade display purposes with the approval of the City.
- (f) Pedestrian and Garden Areas: No less than 3 metres of the building setback area to the primary street frontage and 1 metre to the secondary street frontage must be set aside, developed and maintained as garden space for pedestrian use only. A landscaping and reticulation plan must be submitted to the City for approval. The landscaping subsequently carried out shall be in accordance with the approved plan. The City will require as a condition of Planning Approval the reticulation and landscaping of the street verge.

5. Parking and Loading Requirements

Adequate off-street parking shall be provided on site in accordance with the Car Parking Requirements (refer Attachment 2), together with adequate parking space for customers and visitors as required by the City. The City shall also require adequate space for parking, loading and unloading of trade vehicles to be provided on site.

The City's Local Planning Scheme No. 15 also requires the provision of bicycle parking and end of trip facilities (showers and lockers) for new development in the 'Mixed Use' zone. The requirements are contained in Attachment 3.

6. Building Facades

The primary street frontage of all buildings must have a facade predominantly constructed of brick, concrete, glass or steel or a combination of these materials acceptable to the City. Where a proposed structure is to extend from one street frontage to another, as distinct from the double street frontage of a corner lot, there must be a full height facade to both street frontages of the above materials or similar materials to acceptable to the City.

In the cases of walls fronting secondary streets, the construction must be as above to a minimum height of two metres except that in the case of a building having walls in excess of five metres to plate height the construction must be increased to half the vertical height of the wall. The City shall retain the discretion to determine which is a primary and which is a secondary street frontage.

7. Fencing and Walls

It is the City's intention that in the 'Mixed Use' zone fencing facing any street frontage should be kept to a minimum to allow for an attractive and open streetscape. In special circumstances, the City may allow fencing facing a street frontage or along a secondary street frontage, provided that in the opinion of the City it is of exceptionally high quality, is visually permeable, and visually appealing.

In the 'Mixed Use' zone:

- (a) the use of cyclone link mesh fencing is prohibited for any fence other than a boundary fence; and
- (b) the use of barbed wire in any fence is prohibited.

8. Discretion to Vary Standards

Without affecting the generality of Local Planning Scheme No. 15 clause 5.2.3, for residential development in the 'Mixed Use' Zone, the City may allow a relaxation or variation of the standards and requirements applicable to the 'Mixed Use' Zone if the City is satisfied that the matters referred to in items (a) and (b) conditioning the discretion in Local Planning Scheme No. 15 clause 5.5.3 are complied with.

9. Crossovers & Access

Shared vehicle access may be required for properties adjacent to Great Eastern Highway or other regional roads to minimise the number of crossovers to those roads. In general, Main Roads WA no longer supports new crossovers onto Great Eastern Highway, and therefore vehicle access provision shall take the form of easements in gross granting right of carriageway for public access over a portion of private property to allow vehicle access to side roads.. Where this is required, all documentation is to be prepared by the City's solicitors and costs shall be met by respective owners.

Landowners are encouraged to contact Council's Engineering Department to discuss any proposed crossovers for new development, or changes to existing crossover locations. It is also important to contact Council's Engineering Department to ascertain whether access will be affected by any local road works.

10. Street Trees

Council's Parks Department have many street tree programs aimed at beautifying the area. It is important to note that no street trees can be removed without the prior approval of Council.

Landowners are encouraged to ensure that crossovers do not interfere with existing street trees and all street trees should be shown on any proposed development plan. Where a street tree requires removal for development, the costs will be borne by the owner. In many areas there is existing reticulation within the Council verge. It is therefore important to contact Council's Parks Department prior to any works involving the verge, and before any removal of street trees. Council may require street trees to be replaced with a suitable species, where removal is absolutely necessary.

11. Public Art

Council's Local Planning Policy No. 11 requires the provision of Public Art for new developments that are valued at over \$4.5 million in certain zones, including the 'Mixed Use' zone. The public art contribution is 1% of the estimated cost of development, and may be provided in the form of public art on the relevant site, or alternatively the payment of cash-in-lieu to the City for use on public art in the public realm adjoining the site.

A copy of Local Planning Policy No. 11 can be viewed at the City's website www.belmont.wa.gov.au (refer Services, Planning, Local Planning Scheme 15) or by contacting the City's Planning Department on (08) 9477 7278.

12. General

If you propose to lease an existing building, or develop a property, enquiries should be made with Council's Information Officers in relation to zoning and permitted uses. If further technical advice is needed, an appointment should then be made with one of Council's Planning Officers.

The City's Planning Department can provide written comments on preliminary plans (that are to scale). This service is subject to payment of a fee (refer to Schedule of Planning Fees).

On receipt of the preliminary comments request and payment of the fee, a Planning Officer will carry out an assessment and will then refer the request to our internal Development Control Group (DCG) meeting for comments. DCG consists of representatives from the City's Planning, Building, Health, Business Development and Engineering Departments. Following the DCG meeting, the Planning Officer will then advise the applicant in writing of the outcome.

This service may be useful to buyers/developers/business owners in determining if the proposal would be supported by the City.

If you have any queries on any information contained within this Fact Sheet, please contact Council's Planning Department on 9477 7222.

Disclaimer: This Fact Sheet should be read in conjunction with the City's Local Planning Scheme, relevant Local Planning Policies and where applicable Western Australian Planning Commission planning bulletins and policies.

Attachment 1

Extract of Table 1 - Zoning Table
from Local Planning Scheme No. 15

Zoning Table

ZONES										
USE CLASSES	Residential	Town Centre	Commercial	Mixed Use	Mixed Business	Industrial	Service Station	Places of Public Assembly	Residential and Stables	Special Development Precinct
Aged or Dependent Persons Dwelling	D	X	D	D	A	X	X	X	D	D
Amusement Facility	X	P	D	D	D	X	X	X	X	X
Amusement parlour	X	P	X	D	D	X	X	X	X	X
Ancillary Accommodation	D	X	X	D	D	X	X	X	D	D
Art Gallery	X	D	D	D	D	X	X	X	X	D
Auction Mart	X	X	X	A	D	D	X	X	X	X
Bed and Breakfast	D	X	X	A	X	X	X	X	A	X
Betting Agency	X	P	D	D	D	X	X	X	X	D
Car Park	D	D	D	D	D	D	D	D	D	D
Caravan Park	X	X	X	X	X	X	X	X	X	X
Caretaker's Dwelling	X	X	D	D	D	D	X	P	D	D
Child Care Premises	A	D	D	D	D	D	X	D	A	A
Child Family Day Care	D	X	X	D	D	X	X	D	D	D
Cinema/Theatre	X	A	X	X	X	X	X	X	X	X
Civic Use	D	D	D	D	D	D	X	X	D	D
Club Premises	X	D	D	D	D	D	X	D	X	X
Community Home	D	X	X	D	D	X	X	A	X	D
Consulting Rooms	X	D	D	D	D	D	X	A	X	A
Convenience Store	X	A	X	A	X	X	A	X	X	A
Corrective Institution	X	X	X	X	X	X	X	X	X	X
Dog Kennels	X	X	X	X	X	X	X	X	X	X
Dry-cleaning Premises	X	D	D	D	D	D	X	X	X	X
Educational Establishment	A	X	D	D	D	X	X	D	D	X
Exhibition Centre	X	D	D	A	A	X	X	A	X	A
Fast Food Outlet/Lunch Bar	X	D	D	A	A	X	A	X	X	A
Fuel Depot	X	X	X	X	X	D	X	X	X	X

ZONES										
USE CLASSES	Residential	Town Centre	Commercial	Mixed Use	Mixed Business	Industrial	Service Station	Places of Public Assembly	Residential and Stables	Special Development Precinct
Funeral Parlour	X	X	X	D	D	D	X	X	X	X
Garden Centre	X	D	D	D	D	D	X	X	X	X
Grouped Dwelling	D	D	D	D	A	X	X	X	D	D
Health Centre	X	X	X	D	D	D	X	X	X	X
Health Studio	X	D	D	D	D	X	X	X	X	D
Holiday Accommodation	X	X	X	X	X	X	X	X	X	X
Home Business	D	D	P	P	D	X	X	X	D	D
Home Occupation	P	D	P	P	D	X	X	X	P	P
Home Store	A	X	X	D	D	X	X	X	A	D
Hospital	A	X	X	A	A	X	X	X	X	X
Hotel	X	D	X	D	A	X	X	X	X	A
Industry - General	X	X	X	X	X	D	X	X	X	X
Industry - Hazardous	X	X	X	X	X	X	X	X	X	X
Industry - Light	X	X	X	D	D	D	X	X	X	X
Industry - Noxious	X	X	X	X	X	A	X	X	X	X
Industry - Service	X	X	X	D	D	D	X	X	X	X
Laundromat	X	P	D	D	D	D	X	X	X	X
Liquor Store – Small	X	A	D	A	X	X	X	A	X	A
Liquor Store – Large	X	A	A	X	A	X	X	X	X	X
Logistics Centre	X	X	X	X	A	D	X	X	X	X
Lunch Bar	X	P	D	D	D	D	X	X	X	D
Massage Parlour	X	X	X	A	D	D	X	X	X	X
Medical Centre	X	X	D	D	D	D	X	X	X	A
Mining Operations	X	X	X	X	X	X	X	X	X	X
Mobile Phone Tower & Associated Facilities	X	D	D	D	D	D	X	D	X	A
Motel	X	X	X	D	A	X	X	X	X	A
Motor Vehicle, Boat or Caravan Sales	X	X	X	X	X	D	X	X	X	X
Motor Vehicle Hire	X	X	X	X	X	D	X	X	X	X
Motor Vehicle Repair	X	X	X	A	D	D	D	X	X	X
Motor Vehicle Wash	X	X	X	X	X	D	D	X	X	X

ZONES										
USE CLASSES	Residential	Town Centre	Commercial	Mixed Use	Mixed Business	Industrial	Service Station	Places of Public Assembly	Residential and Stables	Special Development Precinct
Motor Vehicle Wrecking	X	X	X	X	X	X	X	X	X	X
Multiple Dwelling	D	D	D	D	A	X	X	X	X	D
Night Club	X	A	X	A	A	D	X	X	X	X
Nursing Home	D	X	X	D	A	X	X	X	X	A
Office	X	D	D	D	D	D	X	X	X	D
Open Air Display	X	X	X	X	X	D	X	X	X	X
Pet Day Care	X	A	X	A	A	D	X	X	A	X
Private Recreation	X	X	X	D	D	D	X	D	X	A
Place of Worship	X	A	X	A	D	X	X	D	X	X
Public Amusement	X	D	A	D	D	X	X	D	X	X
Radio or TV Installation	D	D	D	D	D	D	X	D	D	X
Reception Centre	X	X	X	A	D	X	X	D	X	X
Residential Building	D	X	X	D	A	X	X	X	D	D
Restaurant/Cafe	X	D	D	D	D	X	X	X	X	D
Restricted Premises	X	D	D	D	D	X	X	X	X	X
Salvage Yard	X	X	X	X	X	X	X	X	X	X
Service Station	X	A	X	A	X	X	D	X	X	X
Serviced Apartments	D	X	X	D	A	X	X	X	X	D
Shop	X	D	D	X	X	X	X	X	X	D
Showroom	X	D	D	D	D	D	X	X	X	D
Single House	P	X	D	D	A	X	X	X	D	D
Small Bar	X	A	A	A	X	X	X	X	X	A
Stables	X	X	X	X	X	X	X	X	D	X
Studio	X	X	X	D	D	D	X	X	D	D
Trade Display	X	X	X	X	X	X	X	X	X	X
Tavern	X	D	A	A	D	A	X	X	X	A
Telecommunications Infrastructure	P	P	P	P	P	P	P	P	P	P
Trade Supplies	X	X	X	X	X	D	X	X	X	X
Transport Depot	X	X	X	X	D	D	X	X	X	X
Truck Stop	X	X	X	X	D	D	X	X	X	X
Veterinary Centre	X	X	A	A	D	D	X	X	A	X
Vet Consulting Rooms	X	D	D	D	D	D	X	X	D	X

ZONES										
USE CLASSES	Residential	Town Centre	Commercial	Mixed Use	Mixed Business	Industrial	Service Station	Places of Public Assembly	Residential and Stables	Special Development Precinct
Vet Hospital	X	X	X	A	D	D	X	X	A	X
Video Store	X	P	P	D	P	X	D	X	X	D
Warehouse	X	X	X	D	D	D	X	X	X	X
Waste Storage Facility	X	X	X	X	X	A	X	X	X	X

Attachment 2

Extract of Table 2 – Car Parking Requirements
from Local Planning Scheme No. 15

Car Parking Requirements

Land Use/Use Class	Minimum Parking Provision
Amusement Centre/ Betting Agency	1 space for every 10m ² of NLA
Auction Mart	Parking to be at the discretion of the City
Automotive & Marine Sales Premises	1 space for every 40m ² of vehicle display showroom plus 1 space per 50m ² outdoor trade display.
Caretaker's Dwelling	1 space per dwelling
Child Day Care Centre	1 space for every employee plus 1 space per every 8 children allowed under maximum occupancy.
Civic Use/ Club Premises/ Night Club/ Public Amusement/ Public Worship/ Reception Centre	1 space for every 4 persons whom the building is designed to accommodate.
Community Home	1 space per employee or staff member plus 1 space for every 3 beds
Community Purposes	Parking to be negotiated with the City
Consulting Rooms & Consulting Rooms - Group	4 spaces for every practitioner
Convenience Store	6 spaces per 100m ² of GLA for any shop plus 1 space per petrol pump
Corner Shop/ Home Store	5 spaces in addition to residential requirement
Educational Establishment	<p>Education Establishment (Private Primary School) 1 space per classroom.</p> <p>Education Establishment (Private Secondary School) 1 space per classroom, plus 1 space for every 25 students the school is designed to accommodate for the final year of secondary education.</p> <p>Education Establishment (Private Tertiary) 1 space for every 6 students the building is designed to accommodate, plus 1 for each faculty staff member, or employee, plus additional requirements for auditoriums or</p>

Land Use/Use Class	Minimum Parking Provision
	stadiums. Education Establishment (Other) 1 space for every 4 students the establishment is designed to accommodate.
Family Day Care	A paved pick-up area in addition to residential requirements
Fuel Depot/ Transport Depot	1 space per 75m ² GFA or 1 space per employee whichever is the greater
Funeral Parlour	6 spaces plus 1 space for every 4 persons where a chapel is included
Health Centre	4 spaces for every practitioner plus 1 bay per 20m ² GFA available to the public
Health Studio <i>AMD 1 GG 15/12/2015</i>	1 space for every 20m ² of NLA
Hospital	1 space for every 4 hospital beds plus 1 space for each staff member on duty
Hotel/Motel	1 space for every 2m ² of bar and lounge floor area. (1 space for every 4m ² of seating only areas) plus 1 space for every bedroom. Where other facilities are provided parking is to be negotiated with the City.
Industry - Cottage	1 space per employee in addition to residential requirements
Industry - Light	1 space for every 50m ² of open space used for industrial purposes, plus 1 space for every 50m ² of GFA; or 1 space for each employee, whichever is the greater.
Industry - Service	1 space for every 50m ² of open space used for industrial purposes, plus 1 space for every 50m ² of GFA; or 1 space for each employee, whichever is the greater.
Industry/Workshop/Factory	1 space for every 50m ² of open space used for industrial purposes, plus 1 space for every 50m ² of GFA; or 1 space for each employee, whichever is the greater.
Laundromat	1 per 20m ² of NLA
Lunch Bar	6 spaces for every 100m ² of NLA
Nursing Homes/Aged Persons	1 space for every 4 beds 1 space for every employee

Land Use/Use Class	Minimum Parking Provision
Hostels	
Office	1 space for every 30m ² of NLA or 1 space for each employee, whichever is greater
Plant Nursery	1 space for every 50m ² of display and sales area
Restaurant	1 space for every 4 seats
Restricted Premises	6 spaces for every 100m ² NLA
Service Station	1 space for every service bay plus 1 space for every employee (bowser bays shall be excluded from any calculation of parking bays)
Shop	6 spaces per 100m ² of NLA
Showroom	1 space for every 40m ² of NLA
Studio	1 space per 40m ² display area plus 1 bay per employee
Take Away/ Fast Food Outlet	6 spaces for every 100m ² of NLA plus 1 space for every 4 seated customers (car queuing areas <u>may</u> be permitted to be calculated as parking spaces)
Tavern	1 space for every 2m ² of bar and lounge floor area (1 space for every 4m ² of seating only areas)
Vet Consulting Rooms	4 spaces for every practitioner
Vet Hospital	2 spaces for every employee
Video Store	6 spaces for every 100 m ² NLA
Warehouse	1 space for every 100m ² of GFA plus 1 space for every 100m ² of open space used for warehousing purpose.
Warehouse Retail Outlet	6 spaces per 100m ² of Gross Floor Area (GFA) plus 1 space per 100m ² of open space used for warehousing (storage) purpose.
Any other use	To be determined by the City

5.17 Bicycle Parking

- 5.17.1 In the case of Uses listed in Table 3, having regard to the likely demand, the City may require bicycle parking bays to be provided at the ratio specified in that table in addition to the number of car parking bays to be provided.
- 5.17.2 When considering an application for planning approval for development in respect of which bicycle parking bays are required to be provided under the Scheme, the City shall have regard to, and may impose conditions as to the design and location of such bays.
- 5.17.3 Where bicycle parking spaces are required to be provided for the use of staff, shower and changing facilities shall be provided, the design and location of such facilities being to the satisfaction of the City, and the number of such facilities being at the following ratios:
- (a) number of secure well ventilated equipment lockers 1 per cycle parking space.
 - (b) number of showers: 1 male and 1 female shower in separate change rooms per 10 cycle parking spaces, 2 male and 2 female showers in separate change rooms 10-30 cycle parking spaces, 3 male and 3 female showers in separate change room 30+ cycle parking spaces.

Bicycle Parking Requirements

Land Use/Use Class	Employee/Resident Parking Spaces	Visitor Parking Spaces
District Centre	At discretion of City	1 per 200m ² NLA for visitors
Amusement Centre / Betting Agency	At discretion of City	At discretion of City
Auction Mart	At discretion of City	At discretion of City
Automotive & Marine Sales Premises	At discretion of City	At discretion of City
Caretakers Dwelling	N/A	N/A
Child Care Day Centre	At discretion of City	At discretion of City
Civic Use/ Night Club/ Public Amusement/ Public Worship/ Reception Centre/	At discretion of City	At discretion of City
Club Premises	N/A	1 per 40m ² GFA
Community Home		
Community Purposes	At discretion of City	2 + 1 Per 1500m ² GFA
Consulting Rooms &	At discretion of City	1 per 4 practitioners

Land Use/Use Class	Employee/Resident Parking Spaces	Visitor Parking Spaces
Consulting Rooms - Group		
Convenience Store	N/A	1 per 25m ² GFA
Corner Shop / Home Store	N/A	1 per 25m ² GFA
Educational Establishment- Primary School All other	At discretion of City At discretion of City	1 per 5 pupils 1 per 3 students
Family Day Care	At discretion of City	At discretion of City
Fuel Depot / Transport Depot	At discretion of City	At discretion of City
Funeral Parlour	N/A	N/A
Health Care Centre	1 per 400m ² GFA	1 per 200m ² GFA
Health Studio <i>AMD 1 GG 15/12/2015</i>	1 space for every 200m ² of GFA	1 space for every 200m ²
Hotel/Motel	1 per 25m ² GFA bar floor area	1 per 100m ² GFA of lounge, dining and function areas
Industry - Cottage	At discretion of City	At discretion of City
Industry - Light Workshop/Factory	2 per 1000m ² NLA	N/A
Industry - Service	2 per 1000m ² NLA	N/A
Industry General	3 per 1000m ² NLA	N/A
Laundromat	N/A	At discretion of City
Nursing Homes / Aged Persons	At discretion of City	At discretion of City
Office	1 per 200m ² GFA; Less than 200m ² GFA At discretion of City	1 per 750m ² GFA; Less than 750m ² GFA At discretion of City
Plant Nursery	At discretion of City	At discretion of City
Restaurant	1 per 100 seats; Less than 100 seats – At	1 per 50 seats; less than <50 seats At discretion of City

Land Use/Use Class	Employee/Resident Parking Spaces	Visitor Parking Spaces
	discretion of City	
Restricted Premises	At discretion of City	At Discretion Of City
Service Station	At discretion of City	1 per 25 GFA of retail component
Shop	At discretion of City	1 per 25m ² GFA
Showroom	1 per 1000m ² sales floor	1 per 1000m ² sales floor
Studio	At discretion of City	At discretion of City
Takeaway / Fast Food Outlet	1 per 100m ² GFA	1 per 50m ² GFA
Tavern	1 per 25m ² bar area	1 per 100m ² lounge, dining and function area
Vet Consulting rooms	At discretion of City	N/A
Vet Hospital	At discretion of City	N/A
Video Store	At discretion of City	1 per 25m ² GFA
Warehouse	1 per 10 employees; Less than 10 employees – At discretion of City	At discretion of City
Any other use	At discretion of City	At discretion of City