COMMERCIAL ZONE

ALBANY HIGHWAY VICTORY

This area is intended to accommodate the following uses: high quality commercial retail uses, services, food and beverage outlets, business and financial services, professional services, and residential units. The commercial areas of the Zone are to be developed and maintained as a feature of the medium scale general commercial uses.

USES OF LAND

General Industry, Transport Depot
Liquor Store - Small
Premises
Showroom
Warehouse

POLICY NOTE: Design and administrative provisions regarding the use and development of land and buildings must be subject to assessment and advertising under any relevant planning policy.

SPREAD-SHEET TABLE B

| USE | Location | Policy
|-----|----------|-------|
| General Industry, Transport Depot | Anywhere in the Zone | General Industry, Transport Depot
| Liquor Store - Small | Anywhere in the Zone | Liquor Store - Small
| Premises | Anywhere in the Zone | Premises
| Showroom | Anywhere in the Zone | Showroom
| Warehouse | Anywhere in the Zone | Warehouse

POLICY NOTE: Design and administrative provisions regarding the use and development of land and buildings must be subject to assessment and advertising under any relevant planning policy.

REMARKS: Commercial Development shall be in accordance with the following requirements:

1. Building Height: Building heights shall be in accordance with the following requirements:

- Height: 45m
- Reception Plane: 2 Storeys (7.5m)

2. Parking: Building heights shall be in accordance with the following requirements:

- Height: 45m
- Reception Plane: 2 Storeys (7.5m)

3. Densities: Building heights shall be in accordance with the following requirements:

- Height: 45m
- Reception Plane: 2 Storeys (7.5m)

4. Setbacks: Building heights shall be in accordance with the following requirements:

- Height: 45m
- Reception Plane: 2 Storeys (7.5m)

5. Uses: Building heights shall be in accordance with the following requirements:

- Height: 45m
- Reception Plane: 2 Storeys (7.5m)

6. USE OF LAND

- Building heights shall be in accordance with the following requirements:

- Height: 45m
- Reception Plane: 2 Storeys (7.5m)

7. POLICY NOTE: Design and administrative provisions regarding the use and development of land and buildings must be subject to assessment and advertising under any relevant planning policy.

REVISED STATEMENT OF INTENT

The Albany Highway Precinct will be redeveloped and consolidated as a major underpinning commercial and residential precinct. The development shall be in accordance with the following requirements:

1. Planning Policy: Building heights shall be in accordance with the following requirements:

- Height: 45m
- Reception Plane: 2 Storeys (7.5m)

2. POLICY NOTE: Design and administrative provisions regarding the use and development of land and buildings must be subject to assessment and advertising under any relevant planning policy.

ADOPTION

The Revised Statement of Intent was adopted by resolution of the Council of the City of Victoria on the 4th day of August, 1994.

ENFORCEMENT OFFICER

Recommends Final Approval

Date

Final Approval Granted

Date