



New South Wales

State Environmental Planning Policy Amendment (Land Use Zones) (No 2) 2022

under the

Environmental Planning and Assessment Act 1979

Her Excellency the Governor, with the advice of the Executive Council, has made the following State environmental planning policy under the *Environmental Planning and Assessment Act 1979*.

ANTHONY ROBERTS, MP
Minister for Planning

State Environmental Planning Policy Amendment (Land Use Zones) (No 2) 2022

under the

Environmental Planning and Assessment Act 1979

1 Name of Policy

This Policy is *State Environmental Planning Policy Amendment (Land Use Zones) (No 2) 2022*.

2 Commencement

This Policy commences on 26 April 2023 and is required to be published on the NSW legislation website.

3 Repeal of Policy

This Policy is repealed at the beginning of the day following the day on which this Policy commences.

4 Maps

The maps adopted by the local environmental plans amended in Schedule 1 are amended or replaced, as the case requires, by the maps approved by the Minister on the making of this Policy.

Schedule 1 Amendment of local environmental plans

1.1 Albury Local Environmental Plan 2010

[1] Clause 2.1 Land use zones

Omit the matter relating to **Business Zones** and **Industrial Zones**. Insert instead—

Employment Zones

E1 Local Centre

E2 Commercial Centre

E3 Productivity Support

E4 General Industrial

Mixed Use Zones

MU1 Mixed Use

[2] Land Use Table

Omit the matter relating to Zones B1, B2, B3, B4, B5, B6, B7, IN1, IN2. Insert instead—

Zone E1 Local Centre

1 Objectives of zone

- To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.
- To encourage investment in local commercial development that generates employment opportunities and economic growth.
- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To ensure that the density for commercial development reflects the needs of the local community and the capacity of the existing road and transport network.

2 Permitted without consent

Home-based child care; Home occupations

3 Permitted with consent

Amusement centres; Artisan food and drink industries; Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Creative industries; Entertainment facilities; Function centres; Home industries; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation facilities (indoor); Respite day care centres; Service stations; Shop top housing; Tank-based aquaculture; Veterinary hospitals; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Marinas; Mooring pens; Open cut mining; Recreation facilities (major); Research stations; Rural industries; Rural worker's dwellings; Sewerage systems; Sex services premises; Storage premises; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste or resource management facilities; Wharf or boating facilities

Zone E2 Commercial Centre

1 Objectives of zone

- To strengthen the role of the commercial centre as the centre of business, retail, community and cultural activity.
- To encourage investment in commercial development that generates employment opportunities and economic growth.
- To encourage development that has a high level of accessibility and amenity, particularly for pedestrians.
- To enable residential development only if it is consistent with the Council's strategic planning for residential development in the area.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To increase the permanent population within the commercial centres by encouraging shop top housing and mixed use development.

2 Permitted without consent

Home-based child care; Home occupations

3 Permitted with consent

Amusement centres; Artisan food and drink industries; Backpackers' accommodation; Centre-based child care facilities; Commercial premises; Community facilities; Creative industries; Entertainment facilities; Function centres; Home industries; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Mortuaries; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restricted premises; Shop top housing; Tank-based aquaculture; Vehicle repair stations; Veterinary hospitals; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Bed and breakfast accommodation; Camping grounds; Caravan parks; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Marinas; Mooring pens; Open cut mining; Recreation facilities (major); Research stations; Residential accommodation; Rural industries; Sewerage systems; Sex services premises; Storage premises; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste or resource management facilities; Wharf or boating facilities

Zone E3 Productivity Support

1 Objectives of zone

- To provide a range of facilities and services, light industries, warehouses and offices.
- To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
- To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
- To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
- To provide opportunities for new and emerging light industries.
- To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.
- To ensure development does not have an adverse impact on the amenity of adjoining zones, residents and sensitive land uses.

2 Permitted without consent

Nil

3 Permitted with consent

Animal boarding or training establishments; Boat building and repair facilities; Business premises; Centre-based child care facilities; Community facilities; Depots; Function centres; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Rural supplies; Service stations; Shop top housing; Small bars; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body

repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Water recycling facilities; Wholesale supplies; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Heavy industrial storage establishments; Home occupations (sex services); Industries; Marinas; Mooring pens; Open cut mining; Residential accommodation; Restricted premises; Retail premises; Rural industries; Sewerage systems; Sex services premises; Tourist and visitor accommodation; Wharf or boating facilities

Zone E4 General Industrial

1 Objectives of zone

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.
- To provide for industrial uses close to transport infrastructure.

2 Permitted without consent

Environmental protection works

3 Permitted with consent

Agricultural produce industries; Depots; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Landscaping material supplies; Light industries; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Plant nurseries; Sawmill or log processing industries; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Airports; Animal boarding or training establishments; Camping grounds; Caravan parks; Cemeteries; Commercial premises; Community facilities; Correctional centres; Eco-tourist facilities; Educational establishments; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Function centres; Home-based child care; Hospitals; Information and education facilities; Mortuaries; Registered clubs; Residential accommodation; Rural industries; Tourist and visitor accommodation; Wharf or boating facilities

Zone MU1 Mixed Use

1 Objectives of zone

- To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To increase the permanent population and encourage the provision of affordable housing in mixed use areas.

2 Permitted without consent

Home-based child care; Home occupations

3 Permitted with consent

Amusement centres; Boarding houses; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Information and education facilities; Light industries; Local distribution premises; Medical centres; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Crematoria; Depots; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Marinas; Mooring pens; Open cut mining; Recreation facilities (major); Research stations; Rural industries; Rural workers' dwellings; Sewerage systems; Sex services premises; Storage premises; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste or resource management facilities; Wharf or boating facilities

[3] Clauses 4.1AA(2)(f), 4.1B(2)(b) and (3)(a)(ii), 4.2A(2)(f), 4.2B(2)(f), 7.3(1) and (2) and 7.5(4), definition of “river front area”, paragraph (b)

Omit “E3” wherever occurring. Insert instead “C3”.

[4] Clauses 4.1AA(2)(g), 4.1B(2)(b) and (3)(a)(ii), 4.2A(2)(g) and 4.2B(2)(g)

Omit “E4” wherever occurring. Insert instead “C4”.

- [5] **Clause 4.1A Exceptions to minimum lot sizes for certain residential development**
Omit clause 4.1A(2)(c). Insert instead—
(c) Zone MU1 Mixed Use.
- [6] **Clause 4.1B Minimum subdivision lot sizes for certain split zones**
Omit “a business, industrial” wherever occurring in clause 4.1B(2)(a) and (3)(a)(i).
Insert instead “an employment, mixed use”.
- [7] **Clauses 4.1B(2)(b) and (3)(a)(ii) and 7.3(1) and (2) and 7.5(4), definition of “river front area”, paragraph (b)**
Omit “E2” wherever occurring. Insert instead “C2”.
- [8] **Clause 4.2A, heading**
Omit “environmental”. Insert instead “conservation”.
- [9] **Clause 4.2B, heading and (1)(b)**
Omit “environment protection” wherever occurring. Insert instead “conservation”.
- [10] **Part 7 Additional local provisions**
Insert at the end of the Part, with appropriate clause numbering—
- Development on land in Zone E4**
- (1) The objective of this clause is to ensure that development on certain land in Zone E4 does not unduly impact the amenity of nearby residential land.
 - (2) This clause applies to development on land that is—
 - (a) in Zone E4 General Industrial, and
 - (b) identified as “Area A” on the Land Zoning Map.
 - (3) Development consent must not be granted to development to which this clause applies unless the consent authority has considered the impact of the development on nearby residential sites, including the impact of noise and hours of operation.
- Development on certain land at Willowbank Road, East Albury**
- (1) The objectives of this clause are—
 - (a) to maintain the commercial hierarchy of Albury, and
 - (b) to manage the amenity of the surrounding residential areas.
 - (2) This clause applies to development for the purposes of business premises, office premises and specialised retail premises on land at Willowbank Road, East Albury, identified as “Area B” on the Land Zoning Map.
 - (3) Development consent must not be granted to development to which this clause applies if the gross floor area of the business premises, office premises or specialised retail premises will exceed 250m².
 - (4) In deciding whether to grant development consent to development to which this clause applies, the consent authority must—
 - (a) consider the economic impact of the development, and

- (b) be satisfied that the development is consistent with the commercial hierarchy of Albury set out in the *Albury Retail Development Strategy 2015 to 2025*, published by the Council in October 2015.

[11] Schedule 1 Additional permitted uses

Insert at the end of the Schedule, with appropriate clause numbering—

Use of certain land for food and drink premises and shops

- (1) Development for the purposes of pubs and restaurants or cafes is permitted with development consent on land identified as “Area 18” on the Additional Permitted Uses Map.
- (2) Development for the purposes of food and drink premises is permitted with development consent on land identified as “Area 19” on the Additional Permitted Uses Map.
- (3) Development for the purposes of shops is permitted with development consent on land identified as “Area 20” on the Additional Permitted Uses Map.

[12] Schedule 2 Exempt development

Omit “**Zone B3 Core Commercial**” from the matter relating to **Signage in Zone B3 Core Commercial—above awning signs**, heading.

Insert instead “**Zone E2**”.

[13] Schedule 2, matter relating to Signage—wall signs, subclause (4)

Omit “environmental”. Insert instead “conservation”.

[14] Schedule 2, matter relating to Signage—wall signs, subclause (5)

Omit “business, industrial”. Insert instead “employment, mixed use”.

1.2 Ballina Local Environmental Plan 2012

[1] Clause 2.1 Land use zones

Omit the matter relating to **Business Zones** and **Industrial Zones**. Insert instead—

Employment Zones

E1 Local Centre

E2 Commercial Centre

E3 Productivity Support

E4 General Industrial

Mixed Use Zones

MU1 Mixed Use

[2] Land Use Table

Omit the matter relating to Zones B1, B2, B3, B4, B5, B6 and IN1. Insert instead—

Zone E1 Local Centre

1 Objectives of zone

- To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.

- To encourage investment in local commercial development that generates employment opportunities and economic growth.
- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To ensure the adequate provision of infrastructure to support neighbourhood shopping facilities.
- To minimise conflict between land uses within the zone and land uses within adjoining zones.
- To encourage development that—
 - (a) recognises natural, cultural and built heritage, and
 - (b) uses resources efficiently, including energy and water, and
 - (c) is compatible with the hierarchy of centres, and
 - (d) has high accessibility and amenity, particularly for pedestrians.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and contribute to vibrant, diverse and functional streets and public spaces.

2 Permitted without consent

Environmental protection works; Home-based child care; Home occupations

3 Permitted with consent

Amusement centres; Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Dwelling houses; Entertainment facilities; Extensive agriculture; Function centres; Group homes; Home industries; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation facilities (indoor); Respite day care centres; Secondary dwellings; Service stations; Shop top housing; Tank-based aquaculture; Veterinary hospitals; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Exhibition villages; Forestry; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Marinas; Mooring pens; Moorings; Mortuaries; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Restricted premises; Rural industries; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste or resource management facilities; Wharf or boating facilities; Wholesale supplies

Zone E2 Commercial Centre

1 Objectives of zone

- To strengthen the role of the commercial centre as the centre of business, retail, community and cultural activity.
- To encourage investment in commercial development that generates employment opportunities and economic growth.
- To encourage development that has a high level of accessibility and amenity, particularly for pedestrians.
- To enable residential development only if it is consistent with the Council's strategic planning for residential development in the area.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To enable tourist development that is compatible with the commercial nature of activities in the zone.
- To encourage development that—
 - (a) recognises natural, cultural and built heritage, and
 - (b) uses resources efficiently, including energy and water, and
 - (c) is compatible with the hierarchy of centres.

2 Permitted without consent

Environmental protection works; Home-based child care; Home occupations

3 Permitted with consent

Amusement centres; Artisan food and drink industries; Backpackers' accommodation; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Home industries; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Mortuaries; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restricted premises; Shop top housing; Tank-based aquaculture; Vehicle repair stations; Veterinary hospitals; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Exhibition villages; Extractive industries; Farm buildings; Forestry; Heavy industrial storage establishments; Highway service centres; Industrial retail outlets; Industrial training facilities; Industries; Mooring pens; Moorings; Open cut mining; Residential accommodation; Rural industries; Sex services premises; Storage premises; Vehicle body repair workshops; Warehouse or distribution centres; Waste or resource management facilities

Zone E3 Productivity Support

1 Objectives of zone

- To provide a range of facilities and services, light industries, warehouses and offices.
- To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
- To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
- To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
- To provide opportunities for new and emerging light industries.
- To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.
- To provide for residential uses, but only as part of a mixed use development.
- To encourage integrated mixed use development that is centred on business and office-based activity.
- To minimise conflict between land uses within the zone and land uses within adjoining zones.
- To encourage development that—
 - (a) uses resources efficiently, including energy and water, and
 - (b) is compatible with the hierarchy of centres.

2 Permitted without consent

Environmental protection works; Home-based child care; Home occupations

3 Permitted with consent

Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Business premises; Car parks; Centre-based child care facilities; Community facilities; Depots; Flood mitigation works; Food and drink premises; Function centres; Garden centres; Hardware and building supplies; Home businesses; Home industries; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Jetties; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Respite day care centres; Roads; Rural supplies; Service stations; Sewerage systems; Shop top housing; Signage; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire

premises; Veterinary hospitals; Warehouse or distribution centres;
Water supply systems; Wholesale supplies

4 Prohibited

Any development not specified in item 2 or 3

Zone E4 General Industrial

1 Objectives of zone

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.
- To enable non-industrial uses that are compatible with the industrial nature of the locality.
- To encourage development that uses resources efficiently, including energy and water.
- To ensure development does not expose adjoining uses to hazard risks.

2 Permitted without consent

Environmental protection works

3 Permitted with consent

Agricultural produce industries; Depots; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Hospitals; Industrial retail outlets; Industrial training facilities; Landscaping material supplies; Light industries; Liquid fuel depots; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Plant nurseries; Rural supplies; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Amusement centres; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Eco-tourist facilities; Environmental facilities; Exhibition homes; Exhibition villages; Function centres; Hazardous industries; Health services facilities; Heavy industrial storage establishments; Highway service centres; Home-based child care; Mooring pens; Moorings; Offensive industries; Pond-based aquaculture; Recreation facilities (major); Registered clubs; Residential accommodation; Respite day care centres; Rural industries; Schools; Tourist and visitor accommodation; Wharf or boating facilities

Zone MU1 Mixed Use

1 Objectives of zone

- To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To enable residential and tourist development that is compatible with the commercial nature of activities in the zone.
- To encourage development that recognises natural, cultural and built heritage.
- To encourage development that use resources efficiently, including energy and water.

2 Permitted without consent

Environmental protection works; Home-based child care; Home occupations

3 Permitted with consent

Amusement centres; Boarding houses; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Home industries; Information and education facilities; Light industries; Local distribution premises; Medical centres; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Exhibition villages; Forestry; Heavy industrial storage establishments; Highway service centres; Industrial retail outlets; Industrial training facilities; Industries; Mooring pens; Moorings; Rural industries; Rural workers' dwellings; Sex services premises; Storage premises; Vehicle body repair workshops; Warehouse or distribution centres; Waste or resource management facilities

[3] Clause 4.2C Exceptions to minimum subdivision lot sizes for split zones

Omit "business or industrial" from clause 4.2C(2)(a).

Insert instead "employment or mixed use".

[4] Clause 4.2C(4)(a)

Omit “commercial or industrial”. Insert instead “employment or mixed use”.

[5] Clause 4.6 Exceptions to development standards

Omit clause 4.6(6), note.

[6] Clause 7.11 Floor space ratio—Skennars Head Expansion Area

Omit “Zone B1 Neighbourhood Centre” from clause 7.11(1)(a).

Insert instead “Zone E1 Local Centre”.

[7] Clause 7.13 Active frontages

Omit “Zone B3 Commercial Core” from clause 7.13(1).

Insert instead “E2 Commercial Centre”.

[8] Schedule 1 Additional permitted uses

Omit clause 11.

[9] Schedule 1

Insert at the end of the Schedule, with appropriate clause numbering—

Use of certain land at Alstonville and Lennox Head

- (1) This clause applies to land in Zone E1 Local Centre at Alstonville and Lennox Head, identified as “Area N” on the Additional Permitted Uses Map.
- (2) Development for the purposes of tourist and visitor accommodation is permitted with development consent.

1.3 Bathurst Regional Local Environmental Plan 2014

[1] Clause 2.1 Land use zones

Omit the matter relating to **Business Zones** and **Industrial Zones**. Insert instead—

Employment Zones

E1 Local Centre

E2 Commercial Centre

E3 Productivity Support

E4 General Industrial

[2] Land Use Table

Omit the matter relating to Zones B1, B3, B5 and IN1. Insert instead—

Zone E1 Local Centre

1 Objectives of zone

- To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.
- To encourage investment in local commercial development that generates employment opportunities and economic growth.

- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To promote development of a suitable scale that is compatible with the role of the Bathurst central business district as the primary retail and business centre in the region.

2 Permitted without consent

Environmental protection works; Home businesses; Home-based child care; Home occupations; Roads

3 Permitted with consent

Amusement centres; Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Home industries; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation facilities (indoor); Respite day care centres; Service stations; Shop top housing; Tank-based aquaculture; Veterinary hospitals; Waste or resource transfer stations; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Animal boarding or training facilities; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Mortuaries; Open cut mining; Restricted premises; Roadside stalls; Rural industries; Rural worker's dwellings; Sex services premises; Storage premises; Transport depots; Truck depots; Warehouse or distribution centres; Waste or resource management facilities; Wholesale supplies

Zone E2 Commercial Centre

1 Objectives of zone

- To strengthen the role of the commercial centre as the centre of business, retail, community and cultural activity.
- To encourage investment in commercial development that generates employment opportunities and economic growth.
- To encourage development that has a high level of accessibility and amenity, particularly for pedestrians.
- To enable residential development only if it is consistent with the Council's strategic planning for residential development in the area.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.

- To encourage development that confirms the Bathurst central business district as the primary retail and business centre in the region.
- To protect and conserve the historic and scenic quality of the Bathurst central business district as a key economic and social asset.

2 Permitted without consent

Environmental protection works; Home-based child care; Home businesses; Home occupations; Roads

3 Permitted with consent

Amusement centres; Artisan food and drink industries; Backpackers' accommodation; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Light industries; Local distribution premises; Medical centres; Mortuaries; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restricted premises; Tank-based aquaculture; Vehicle repair stations; Veterinary hospitals; Waste or resource transfer stations; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Animal boarding or training establishments; Cemeteries; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Home occupations (sex services); Industrial training facilities; Industries; Open cut mining; Rural industries; Rural workers' dwellings; Sex services premises; Transport depots; Truck depots; Warehouse or distribution centres; Waste or resource management facilities

Zone E3 Productivity Support

1 Objectives of zone

- To provide a range of facilities and services, light industries, warehouses and offices.
- To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
- To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
- To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
- To provide opportunities for new and emerging light industries.
- To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.

- To promote development that will protect the scenic qualities and enhance the visual character of the entrances to the city of Bathurst.
- To promote development of a scale and type that is compatible with the role of the Bathurst central business district as the primary retail and business centre in the region.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Home-based child care; Home businesses; Home occupations; Intensive plant agriculture; Roads

3 Permitted with consent

Animal boarding or training establishments; Boat building and repair facilities; Business premises; Cellar door premises; Centre-based child care facilities; Community facilities; Depots; Food and drink premises; Function centres; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Roadside stalls; Rural supplies; Secondary dwellings; Service stations; Shop top housing; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies; Any other development not specified in item 2 or 4

4 Prohibited

Camping grounds; Caravan parks; Cemeteries; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Forestry; Freight transport facilities; Heavy industrial storage establishments; Home occupations (sex services); Industries; Intensive livestock agriculture; Open cut mining; Pond-based aquaculture; Residential accommodation; Retail premises; Rural industries; Sex services premises; Transport depots

Zone E4 General Industrial

1 Objectives of zone

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.

- To promote development that will protect the scenic qualities and enhance the visual character of the entrances to the city of Bathurst.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Home-based child care; Home businesses; Home occupations; Intensive plant agriculture; Roads

3 Permitted with consent

Depots; Food and drink premises; Freight transport facilities; Funeral homes; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Kiosks; Light industries; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Rural supplies; Secondary dwellings; Take away food and drink premises; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Camping grounds; Caravan parks; Commercial premises; Eco-tourist facilities; Exhibition homes; Exhibition villages; Forestry; Hazardous industries; Hazardous storage establishments; Offensive industries; Offensive storage establishments; Residential accommodation; Tourist and visitor accommodation

[3] Clause 4.1C Minimum lot size for certain split zone lots

Omit “business, industrial” wherever occurring in clause 4.1C(2)(a) and (3)(a)(i).
Insert instead “employment”.

[4] Clauses 4.1C(2)(a) and (3)(a)(i), 7.11(1) and 7.13(1)(a)

Omit “E4” wherever occurring. Insert instead “C4”.

[5] Clauses 4.1C(2)(b) and (3)(a)(ii) and 4.2D(2)(e)

Omit “E1” wherever occurring. Insert instead “C1”.

[6] Clauses 4.1C(2)(b) and (3)(a)(ii), 4.2D(2)(f) and 7.13(1)(a)

Omit “E2” wherever occurring. Insert instead “C2”.

[7] Clause 4.2D, heading

Omit “environment protection”. Insert instead “conservation”.

[8] Clause 4.4 Floor space ratio

Omit “business and industrial land” from clause 4.4(1)(a).
Insert instead “employment zones”.

[9] Clause 7.13 Location of sex services premises

Omit “Zone B1 Neighbourhood Centre, Zone B3 Commercial Core, Zone B5 Business Development” from clause 7.13(1)(a).
Insert instead “Zone E1 Local Centre, Zone E2 Commercial Centre, Zone E3 Productivity Support”.

[10] Part 7 Additional local provisions

Insert at the end of Part 7, with appropriate clause numbering—

Certain development in Zone E1

- (1) The objective of this clause is to maintain the commercial hierarchy of Bathurst and to manage the amenity of the surrounding residential areas by encouraging certain commercial premises of an appropriate scale within Zone E1 Local Centre.
- (2) This clause applies to development for the following purposes on land in Zone E1 Local Centre—
 - (a) landscaping material supplies,
 - (b) local distribution premises,
 - (c) rural supplies,
 - (d) specialised retail premises,
 - (e) timber yards,
 - (f) vehicle sales and hire premises.
- (3) Development consent must not be granted to development to which this clause applies if the gross floor area of the development will exceed 400m².
- (4) In deciding whether to grant development consent to development to which this clause applies, the consent authority must—
 - (a) consider the economic impact of the development, and
 - (b) be satisfied that the development is consistent with the commercial hierarchy of Bathurst.

[11] Schedule 2 Exempt development

Omit “Zone B1, Zone B3 or Zone IN1” wherever occurring in clause 4.2(1) and (5).

Insert instead “Zone E1, Zone E2 or Zone E4”.

[12] Schedule 2, clause 10.2(1)

Omit “Zone B1, Zone B3, Zone B5, Zone IN1”.

Insert instead “Zone E1, Zone E2, Zone E3, Zone E4”.

[13] Schedule 2, clause 12.2(1)

Omit the subclause. Insert instead—

- (1) Must be on land in Zone RU1, RU2, RU4, RU5, R1, R2, R5, E1, E2, E3, E4 or C4.

[14] Schedule 2, clause 10.2(12)

Omit “B3”. Insert instead “E2”.

[15] Schedule 2, clauses 13.2(1), 22.2(1) and 56.2(3)

Omit “Zone B1 or Zone B3” wherever occurring. Insert instead “Zone E1 or Zone E2”.

[16] Schedule 2, clauses 13.2(2) and (4) and 28.2(7)

Omit “Zone B5 or Zone IN1” wherever occurring. Insert instead “Zone E3 or Zone E4”.

- [17] **Schedule 2, clause 13.2(3), (5) and (6)**
Omit “Zone B1, Zone B3, Zone B5 or Zone IN1” wherever occurring.
Insert instead “Zone E1, E2, E3 or E4”.
- [18] **Schedule 2, clauses 25.2(1)(f), and (6), 45.2(1) and 61.2(1)**
Omit “E4” wherever occurring. Insert instead “C4”.
- [19] **Schedule 2, clause 28.2(1)**
Omit the subclause. Insert instead—
(1) Must be on land in Zone RU2, RU5, R1, R2, R5, E1, E2, E3, E4, C2 or C4.
- [20] **Schedule 2, clauses 28.2(6) and 45.2(1)**
Omit “E2” wherever occurring. Insert instead “C2”.
- [21] **Schedule 2, clauses 28.2(6) and 45.2(1)**
Omit “E4” wherever occurring. Insert instead “C4”.
- [22] **Schedule 2, clause 40.2(1)**
Omit “B3”. Insert instead “E2”.
- [23] **Schedule 3 Complying development**
Omit “Zone B1 or Zone B3” wherever occurring in Schedule 3, Part 1, clauses 2(1)(a), (3)(b) and (g) and 3(1)(a).
Insert instead “Zone E1 or Zone E2”.
- [24] **Schedule 3, Part 1, clause 2(6)(d) and (7)**
Omit “Zone B1 and Zone B3” wherever occurring. Insert instead “Zone E1 and Zone E2”.
- [25] **Schedule 3, Part 1, clause 5(1)(a) and (2)(f)**
Omit “Zone B1, Zone B3” wherever occurring.
Insert instead “Zone E1, Zone E2”.
- [26] **Schedule 3, Part 1, clause 5(1)(a) and (2)(i)**
Omit “E4” wherever occurring. Insert instead “C4”.

1.4 Bellingen Local Environmental Plan 2010

[1] **Clause 2.1 Land use zones**

Omit the matter relating to **Business Zones** and **Industrial Zones**. Insert instead—

Employment Zones

E1 Local Centre

E4 General Industrial

[2] **Land Use Table**

Omit the matter relating to Zones B1, B2 and IN1. Insert instead—

Zone E1 Local Centre

1 Objectives of zone

- To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.
- To encourage investment in local commercial development that generates employment opportunities and economic growth.
- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To preserve the dominance of Hyde Street as the retail centre of Bellingen.

2 Permitted without consent

Home-based child care; Home occupations;

3 Permitted with consent

Amusement centres; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Commercial premises; Community facilities; Dwelling houses; Entertainment facilities; Function centres; Hostels; Hotel or motel accommodation; Information and education facilities; Light industries; Local distribution premises; Medical centres; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Public administration buildings; Recreation facilities (indoor); Respite day care centres; Service stations; Shop top housing; Tank-based aquaculture; Veterinary hospitals; Water recycling facilities; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial training facilities; Industries; Marinas; Mooring pens; Residential accommodation; Rural industries; Sewerage systems; Sex services premises; Signage; Transport depots; Truck depots; Vehicle body repair workshops; Waste or resource management facilities; Wharf or boating facilities

Zone E4 General Industrial

1 Objectives of zone

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.

- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.
- To minimise adverse effects of industry on the surrounding environment, in particular in relation to on-site disposal of effluent and the generation of stormwater.
- To ensure that industrial development is adequately screened from the view of classified roads.

2 Permitted without consent

Nil

3 Permitted with consent

Depots; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Landscaping material supplies; Light industries; Liquid fuel depots; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Plant nurseries; Take away food and drink premises; Tank-based aquaculture; Timber yards; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Air transport facilities; Airstrips; Amusement centres; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Farm buildings; Function centres; Health services facilities; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Information and education facilities; Intensive livestock agriculture; Intensive plant agriculture; Livestock processing industries; Marinas; Mooring pens; Passenger transport facilities; Public administration buildings; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Signage; Tourist and visitor accommodation; Water recreation structures; Wharf or boating facilities

[3] Clause 4.1AA(2)(e), 4.1AB(2)(f), 4.2A(2)(d), 4.2B(2)(e) and 7.8(2)(d)

Omit “E3” wherever occurring. Insert instead “C3”.

[4] Clause 4.1AB, heading

Omit “environment protection”. Insert instead “conservation”.

[5] Clause 4.1AB(2)(e)

Omit “E2”. Insert instead “C2”.

[6] Clause 4.1ABA(2)(g), 4.2A(2)(e) and 4.2B(2)(f)

Omit “E4” wherever occurring. Insert instead “C4”.

- [7] **Clause 4.1AC Exceptions to minimum subdivision lots sizes for certain split zones**
Omit “, business or industrial” wherever occurring in clause 4.1AC(2)(a) and (3)(a)(i).
Insert instead “or employment”.
- [8] **Clause 4.2A, heading and (1)(b)**
Omit “environmental protection” wherever occurring. Insert instead “conservation”.
- [9] **Clause 5.3 Development near zone boundaries**
Omit “B2 Local Centre” from clause 5.3(2)(a). Insert instead “E1 Local Centre”.
- [10] **Clause 7.10 Development on certain land at Railway Street, Dorrigo**
Omit “Zone IN1 General Industrial” from clause 7.10(2).
Insert instead “Zone E4 General Industrial”.
- [11] **Schedule 1 Additional permitted uses**
Omit “Zone IN1 General Industrial” from clause 2A(2).
Insert instead “Zone E4 General Industrial”.
- [12] **Schedule 2 Exempt development**
Omit “E1, E2, E3” from the matter relating to **Access tracks and creek crossings**.
Insert instead “C1, C2, C3”.
- [13] **Schedule 2, Dams (on Zones RU1, RU2, RU4 and IN1), heading**
Omit “IN1”. Insert instead “E4”.
- [14] **Schedule 2, matter relating to Signage—general requirements, subclause (12)**
Omit “a business zone”. Insert instead “an employment zone”.
- [15] **Schedule 2, matter relating to Signage—real estate signs, subclause (5)(b)**
Omit “industrial zones”. Insert instead “Zone E4”.
- [16] **Schedule 2, Signage—suspended under awning signs in business zones, heading**
Omit “business zones”. Insert instead “Zone E1”.
- [17] **Schedule 2, matter relating to Signage—suspended under awning signs in business zones, subclause (3)**
Omit “Zone B2”. Insert instead “Zone E1”.

1.5 Broken Hill Local Environmental Plan 2013

[1] Clause 2.1 Land use zones

Omit the matter relating to **Business Zones** and **Industrial Zones**. Insert instead—

Employment Zones

E1 Local Centre

E4 General Industrial

Mixed Use Zones

MU1 Mixed Use

[2] Land Use Table

Omit the matter relating to Zones B1, B2, B4, IN1 and IN2. Insert instead—

Zone E1 Local Centre

1 Objectives of zone

- To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.
- To encourage investment in local commercial development that generates employment opportunities and economic growth.
- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To minimise conflict between land uses within the zone and land uses within adjoining zones.

2 Permitted without consent

Environmental protection works; Home businesses; Home industries; Home occupations; Roads

3 Permitted with consent

Amusement centres; Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Light industries; Local distribution premises; Medical centres; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation facilities (indoor); Respite day care centres; Service stations; Shop top housing; Tank-based aquaculture; Veterinary hospitals; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Car parks; Cemeteries; Correctional centres; Crematoria; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Industries; Marinas; Mooring pens; Moorings; Open cut mining; Recreation facilities (major); Resource recovery facilities; Rural industries; Rural workers' dwellings; Sewage treatment plants; Tourist and visitor accommodation; Vehicle body repair workshops; Waste disposal facilities; Water treatment facilities; Wharf or boating facilities

Zone E4 General Industrial

1 Objectives of zone

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.

- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.

2 Permitted without consent

Building identification signs; Business identification signs; Environmental protection works; Roads

3 Permitted with consent

Depots; Freight transport facilities; Funeral homes; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Pond-based aquaculture; Rural supplies; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Commercial premises; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Function centres; Health services facilities; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Information and education facilities; Marinas; Mooring pens; Moorings; Public administration buildings; Registered clubs; Residential accommodation; Respite day care centres; Tourist and visitor accommodation; Wharf or boating facilities

Zone MU1 Mixed Use

1 Objectives of zone

- To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.

2 Permitted without consent

Environmental protection works; Home businesses; Home industries; Home occupations; Roads

3 Permitted with consent

Amusement centres; Boarding houses; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Information and education facilities; Light industries; Local distribution premises; Medical centres; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Camping grounds; Caravan parks; Cemeteries; Crematoria; Depots; Eco-tourist facilities; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Mortuaries; Open cut mining; Recreation facilities (major); Recreation facilities (outdoor); Resource recovery facilities; Rural industries; Sewerage systems; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Water supply systems; Wharf or boating facilities

[3] Clause 4.2A, heading and (1)(b)

Omit “environment protection” wherever occurring. Insert instead “conservation”.

[4] Clause 4.2A(2)(b)

Omit “E2”. Insert instead “C2”.

[5] Clause 4.2A(2)(c)

Omit “E4”. Insert instead “C4”.

[6] Clause 6.4 Location of sex services premises

Omit “Zone B1 Neighbourhood Centre, Zone B4 Mixed Use” from clause 6.4(2)(a)(i).
Insert instead “Zone E1 Local Centre, Zone MU1 Mixed Use”.

[7] Schedule 2 Exempt development

Omit “Zone RU2 Rural Landscape, Zone R1 General Residential or Zone E4 Environmental Living” from the matter relating to **Advertisements and advertising structures**, subclause (3)(a).

Insert instead “Zone RU2, R1 or C4”.

[8] Schedule 2, matter relating to Advertisements and advertising structures, subclause (3)(b)

Omit “Zone B2 Local Centre or Zone B4 Mixed Use”.

Insert instead “Zone E1 or MU1”.

[9] Schedule 2, matter relating to Advertisements and advertising structures, subclause (3)(c)

Omit “Zone IN1 General Industrial or Zone IN2 Light Industrial”.

Insert instead “Zone E4”.

[10] Schedule 2, matter relating to Real estate signs advertising sale or lease of premises, subclause (1)(a)

Omit “an environment protection”. Insert instead “a conservation”.

1.6 Burwood Local Environmental Plan 2012

[1] Clause 2.1 Land use zones

Omit the matter relating to **Business Zones** and **Industrial Zones**. Insert instead—

Employment Zones

E1 Local Centre

E3 Productivity Support

Mixed Use Zones

MU1 Mixed Use

[2] Land Use Table

Omit the matter relating to Zones B1, B2, B4, B6 and IN2. Insert instead—

Zone E1 Local Centre

1 Objectives of zone

- To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.
- To encourage investment in local commercial development that generates employment opportunities and economic growth.
- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council’s strategic planning for residential development in the area.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To conserve the heritage character of local centres.

2 Permitted without consent

Home occupations; Recreation areas; Roads

3 Permitted with consent

Amusement centres; Attached dwellings; Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Dwelling houses; Entertainment facilities; Function centres; Group homes; Home industries; Hostels; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation facilities (indoor); Residential flat buildings; Respite day care centres; Semi-detached dwellings; Service stations; Shop top housing;

Tank-based aquaculture; Veterinary hospitals; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Rural industries; Rural supplies; Sewerage systems; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water storage facilities; Water treatment facilities; Wharf or boating facilities; Wholesale supplies

Zone E3 Productivity Support

1 Objectives of zone

- To provide a range of facilities and services, light industries, warehouses and offices.
- To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
- To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
- To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
- To provide opportunities for new and emerging light industries.
- To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.
- To provide for residential uses, but only as part of a mixed use development.

2 Permitted without consent

Home occupations; Roads

3 Permitted with consent

Animal boarding or training establishments; Backpackers' accommodation; Boarding houses; Boat building and repair facilities; Business premises; Centre-based child care facilities; Community facilities; Depots; Food and drink premises; Function centres; Garden centres; Group homes; Hardware and building supplies; Hostels; Hotel

or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Rural supplies; Service stations; Serviced apartments; Shop top housing; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Residential accommodation; Rural industries; Sewerage systems; Tourist and visitor accommodation; Transport depots; Waste disposal facilities; Water recreation structures; Water storage facilities; Water treatment facilities; Wharf or boating facilities

Zone MU1 Mixed Use

1 Objectives of zone

- To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.

2 Permitted without consent

Home occupations; Roads

3 Permitted with consent

Amusement centres; Attached dwellings; Boarding houses; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Group homes; Hostels; Information and education facilities; Light industries; Local distribution premises; Medical centres; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Residential flat

buildings; Respite day care centres; Restricted premises; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Rural industries; Rural supplies; Sewerage systems; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water storage facilities; Water treatment facilities; Wharf or boating facilities; Wholesale supplies

[3] Clause 4.4A Exceptions to floor space ratio

Omit “business” from clause 4.4A(1)(a) and (b). Insert instead “employment”.

[4] Clauses 5.1(2), table, 5.1A, table, 6.3(1) and 6.5, heading, (2) and (4)(g)

Omit “B4” wherever occurring. Insert instead “MU1”.

[5] Clauses 5.1(2), table and 5.1A, table

Omit “B6 Enterprise Corridor” wherever occurring.

Insert instead “E3 Productivity Support”.

[6] Clause 5.9 Dwelling house or secondary dwelling affected by natural disaster

Omit clause 5.9(2)(d)–(g). Insert instead—

- (d) E1 Local Centre,
- (e) E3 Productivity Support,
- (f) MU1 Mixed Use,

[7] Clause 6.5, heading, (2) and (4)(g)

Omit “B2” wherever occurring. Insert instead “E1”.

[8] Schedule 1 Additional permitted uses

Omit clause 3.

1.7 Campbelltown Local Environmental Plan 2015

[1] Clause 2.1 Land use zones

Omit the matter relating to **Business Zones** and **Industrial Zones**. Insert instead—

Employment Zones

E1 Local Centre

E2 Commercial Centre

E3 Productivity Support

E4 General Industrial

Mixed Use Zones

MU1 Mixed Use

[2] Land Use Table

Omit the matter relating to Zones B1, B2, B3, B4, B5, B7, IN1 and IN2. Insert instead—

Zone E1 Local Centre

1 Objectives of zone

- To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.
- To encourage investment in local commercial development that generates employment opportunities and economic growth.
- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To achieve an accessible, attractive and safe public domain.
- To provide healthy, attractive, vibrant and safe centres.
- To support public transport patronage and encourage walking and cycling.

2 Permitted without consent

Nil

3 Permitted with consent

Amusement centres; Boarding houses; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Home businesses; Home industries; Home occupations; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Oyster aquaculture; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Roads; Service stations; Shop top housing; Signage; Tank-based aquaculture; Veterinary hospitals

4 Prohibited

Any development not specified in item 2 or 3

Zone E2 Commercial Centre

1 Objectives of zone

- To strengthen the role of the commercial centre as the centre of business, retail, community and cultural activity.
- To encourage investment in commercial development that generates employment opportunities and economic growth.
- To encourage development that has a high level of accessibility and amenity, particularly for pedestrians.
- To enable residential development only if it is consistent with the Council's strategic planning for residential development in the area.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.

2 Permitted without consent

Nil

3 Permitted with consent

Amusement centres; Artisan food and drink industries; Backpackers' accommodation; Centre-based child care facilities; Commercial premises; Car parks; Community facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Helipads; Home businesses; Home industries; Home occupations; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Mortuaries; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Signage; Tank-based aquaculture; Vehicle repair stations; Veterinary hospitals

4 Prohibited

Any development not specified in item 2 or 3

Zone E3 Productivity Support

1 Objectives of zone

- To provide a range of facilities and services, light industries, warehouses and offices.
- To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
- To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
- To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
- To provide opportunities for new and emerging light industries.

- To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.
- To facilitate diverse and sustainable means of access and movement.
- To encourage industries or business involved in scientific research or development.
- To provide healthy, attractive, functional and safe business areas.

2 Permitted without consent

Nil

3 Permitted with consent

Amusement centres; Animal boarding or training establishments; Backpackers' accommodation; Boat building and repair facilities; Business premises; Car parks; Centre-based child care facilities; Community facilities; Depots; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Garden centres; Hardware and building supplies; Highway service centres; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Pubs; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Respite day care centres; Restaurants or cafes; Restricted premises; Roads; Rural supplies; Service stations; Serviced apartments; Signage; Small bars; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies

4 Prohibited

Any development not specified in item 2 or 3

Zone E4 General Industrial

1 Objectives of zone

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.
- To enable non-industrial land uses that are compatible with and do not detract from industrial and warehouse uses or impact on the viability of existing centres.

- To ensure that any commercial, retail or other non-industrial development is not likely to adversely affect employment generating activities or opportunities.
- To facilitate diverse and sustainable means of access and movement.
- To maximise public transport patronage and encourage walking and cycling.

2 Permitted without consent

Nil

3 Permitted with consent

Animal boarding or training establishments; Boat building and repair facilities; Car parks; Depots; Environmental facilities; Environmental protection works; Flood mitigation works; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Helipads; Highway service centres; Industrial retail outlets; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Mortuaries; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation facilities (indoor); Research stations; Roads; Rural industries; Rural supplies; Service stations; Sex services premises; Signage; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies

4 Prohibited

Any development not specified in item 2 or 3

Zone MU1 Mixed Use

1 Objectives of zone

- To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To encourage the timely renewal and revitalisation of centres that are undergoing growth or change.
- To provide a focal point for commercial investment, employment opportunities and centre-based living.

2 Permitted without consent

Nil

3 Permitted with consent

Amusement centres; Boarding houses; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Helipads; Home businesses; Home occupations; Information and education facilities; Light industries; Local distribution premises; Medical centres; Mortuaries; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Signage; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Veterinary hospitals

4 Prohibited

Any development not specified in item 2 or 3

- [3] **Clauses 3.3(2)(jc), definition of “environmentally sensitive area for exempt or complying development” and 7.5(2)(c)**
Omit “Zone E2” wherever occurring. Insert instead “Zone C2”.
- [4] **Clauses 4.1AA(2)(e), 4.1D(2)(a) and (3), table, 4.2A(2)(b), 4.2B(2)(b), 4.2C(2)(b), 4.2E, heading and (2), 7.5(2)(d) and 7.15(2)(b) and (3)**
Omit “Zone E3” wherever occurring. Insert instead “Zone C3”.
- [5] **Clauses 4.1AA(2)(f), 4.1D(2)(b) and (3), table, 4.2A(2)(c), 4.2D, heading, 5.3(3)(aa), 7.5(2)(e) and 8.5**
Omit “Zone E4” wherever occurring. Insert instead “Zone C4”.
- [6] **Clauses 4.1D, heading, 4.2A, heading, (1)(a) and (b), 4.2B(1)(b), 7.15(1) and Schedule 2, matter relating to Advertising signs—general requirements, subclause (7)**
Omit “environment protection” wherever occurring. Insert instead “conservation”.
- [7] **Clauses 4.2B, heading, 4.2C, heading and 7.15, heading**
Omit “E3”. Insert instead “C3”
- [8] **Clause 4.3 Height of buildings**
Omit “business” from clause 4.3(1)(b). Insert instead “employment”.
- [9] **Clause 4.4 Floor space ratio**
Omit “the business” from clause 4.4(1)(d). Insert instead “employment”.
- [10] **Clauses 5.1(2), table, 5.1A(3), table, 7.9(1), (2) and (3)(c) and 7.13(2)(a)(iv)**
Omit “Zone B3 Commercial Core” wherever occurring.
Insert instead “Zone E2 Commercial Centre”.
- [11] **Clauses 5.1(2), table, 5.1A(3), table, 7.9(1) and (2) and 7.13(2)(a)(v)**
Omit “Zone B4 Mixed Use” wherever occurring.
Insert instead “Zone MU1 Mixed Use”.

[12] Clause 5.1A Development on land intended to be acquired for public purposes

Omit “Zone E1” from the table. Insert instead “Zone C1”.

[13] Clause 7.9, heading

Omit “Zone B3 and Zone B4”. Insert instead “Zones E2 and MU1”.

[14] Clause 7.13 Design excellence

Omit “Zone B2 Local Centre” from clause 7.13(2)(a)(iii).

Insert instead “Zone E1 Local Centre”.

[15] Clause 7.22, heading

Omit “Zone B7”. Insert instead “Zone E3”.

[16] Clause 7.22(2)

Omit “Zone B7 Business Park”. Insert instead “Zone E3 Productivity Support”.

[17] Clause 7.23 Industrial or certain retail development at Glenlee

Omit “Zone IN1 General Industrial”. Insert instead “Zone E4 General Industrial”.

[18] Part 7 Additional local provisions

Insert at the end of the Part, with appropriate clause numbering—

Pubs, small bars and places of public worship in Zone E1

- (1) This clause applies to land identified as “Area 6” on the Clause Application Map.
- (2) Development consent must not be granted to development for the following purposes on land to which this clause applies unless—
 - (a) for pubs—the gross floor area of each pub in the building resulting from the development is no more than 80m²,
 - (b) for small bars—the gross floor area of each small bar in the building resulting from the development is no more than 80m²,
 - (c) for places of public worship—the gross floor area of each place of public worship in the building resulting from the development is no more than 160m².

[19] Schedule 1, clauses 2, 3, 7, 9, 14, 24, 31, 33, 35 and 39

Omit the clauses.

1.8 Central Coast Local Environmental Plan 2022

[1] Clause 2.1 Land use zones

Omit the matter relating to **Business Zones** and **Industrial Zones**. Insert instead—

Employment Zones

E1 Local Centre

E2 Commercial Centre

E3 Productivity Support

E4 General Industrial

Mixed Use Zones

MU1 Mixed Use

[2] Clause 2.1

Insert “SP4 Enterprise” after “SP3 Tourist”.

[3] Clause 2.1

Insert “W4 Working Waterfront” after “W2 Recreational Waterways”.

[4] Land Use Table

Omit the matter relating to Zones B1–B7, IN1, IN2 and IN4. Insert instead—

Zone E1 Local Centre

1 Objectives of zone

- To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.
- To encourage investment in local commercial development that generates employment opportunities and economic growth.
- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council’s strategic planning for residential development in the area.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To minimise conflict between land uses within the zone and land uses within adjoining zones.
- To encourage an increased residential population through stand alone development or as part of mixed use development in centres and other local areas where land is not otherwise required to serve local needs.
- To permit residential uses while maintaining active retail, business and other non-residential uses at street level to contribute to the vitality of the area.

2 Permitted without consent

Recreation areas; Roads

3 Permitted with consent

Amusement centres; Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Home industries; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation facilities (indoor); Respite day care centres; Service stations; Sewage reticulation systems; Shop top housing; Tank-based aquaculture; Veterinary hospitals; Waste or resource management facilities; Water recycling

facilities; Water reticulation systems; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Industrial retail outlets; Industrial training facilities; Industries; Marinas; Mortuaries; Open cut mining; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Resource recovery facilities; Rural industries; Sewerage systems; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste disposal facilities; Water supply systems; Wholesale supplies

Zone E2 Commercial Centre

1 Objectives of zone

- To strengthen the role of the commercial centre as the centre of business, retail, community and cultural activity.
- To encourage investment in commercial development that generates employment opportunities and economic growth.
- To encourage development that has a high level of accessibility and amenity, particularly for pedestrians.
- To enable residential development only if it is consistent with the Council's strategic planning for residential development in the area.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To support the role of Gosford City Centre as the regional business, retail and cultural centre of the Central Coast.
- To reinforce the role of the Tuggerah-Wyong economic corridor as a key strategic centre in the Central Coast.
- To encourage a diverse and compatible range of activities, including commercial and retail development, cultural and entertainment facilities, tourism, leisure and recreation facilities and social, education and health services.
- To provide for residential uses, but only as part of mixed use development.
- To protect and enhance scenic quality and to provide for the creation and retention of view corridors in commercial centres.

2 Permitted without consent

Nil

3 Permitted with consent

Amusement centres; Artisan food and drink industries; Backpackers' accommodation; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Home industries; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Mortuaries; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restricted premises; Sewage reticulation systems; Shop top housing; Tank-based aquaculture; Vehicle repair stations; Veterinary hospitals; Waste or resource management facilities; Water recycling facilities; Water reticulation systems; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Industrial retail outlets; Industrial training facilities; Industries; Marinas; Open cut mining; Research stations; Residential accommodation; Resource recovery facilities; Rural industries; Sewerage systems; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Water supply systems; Wholesale supplies

Zone E3 Productivity Support

1 Objectives of zone

- To provide a range of facilities and services, light industries, warehouses and offices.
- To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
- To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
- To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
- To provide opportunities for new and emerging light industries.
- To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.
- To ensure the locations of businesses requiring large floor plates do not adversely affect commercial or residential areas.
- To ensure business areas are not adversely affected by residential development.

- To provide for residential uses, but only as part of mixed-use development.
- To provide primarily for businesses along key corridors.
- To permit limited residential accommodation that contributes to the provision of employment opportunities.

2 Permitted without consent

Nil

3 Permitted with consent

Animal boarding or training establishments; Boat building and repair facilities; Business premises; Centre-based child care facilities; Community facilities; Depots; Food and drink premises; Function centres; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Rural supplies; Service stations; Shop top housing; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recycling facilities; Water reticulation systems; Wholesale supplies; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Camping grounds; Caravan parks; Cemeteries; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industries; Marinas; Open cut mining; Residential accommodation; Resource recovery facilities; Rural industries; Sewerage systems; Tourist and visitor accommodation; Truck depots; Waste disposal facilities; Water supply systems; Wharf or boating facilities

Zone E4 General Industrial

1 Objectives of zone

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.

- To ensure that retail, commercial or service land uses in industrial areas are of an ancillary nature.
- To support and protect industrial land for industrial uses.

2 Permitted without consent

Recreation areas

3 Permitted with consent

Depots; Food and drink premises; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Liquid fuel depots; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Plant nurseries; Rural supplies; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Heavy industrial storage establishments; Heavy industries; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Hospitals; Information and education facilities; Marinas; Mooring pens; Moorings; Open cut mining; Public administration buildings; Residential accommodation; Tourist and visitor accommodation; Water recreation structures

Zone MU1 Mixed Use

1 Objectives of zone

- To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To encourage a diverse and compatible range of activities, including commercial and retail development, cultural and entertainment facilities, tourism, leisure and recreation facilities, and social, education and health services.
- To provide for residential uses, but only as part of mixed-use development.
- To protect and enhance the scenic qualities and character of commercial centres.

- To allow development to take advantage of and retain view corridors while avoiding a continuous built edge along the waterfront.
- To create opportunities to improve the public domain and pedestrian links.
- To enliven waterfronts by allowing a wide range of commercial, retail and residential activities immediately adjacent to waterfronts and increase opportunities for interaction between public and private domains.
- To minimise conflict between land uses within the zone and land uses within adjoining zones.

2 Permitted without consent

Nil

3 Permitted with consent

Amusement centres; Boarding houses; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Information and education facilities; Light industries; Local distribution premises; Medical centres; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Waste or resource management facilities; Water recycling facilities; Water reticulation systems; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Camping grounds; Caravan parks; Cemeteries; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Industrial retail outlets; Industrial training facilities; Industries; Marinas; Mortuaries; Open cut mining; Residential accommodation; Resource recovery facilities; Rural industries; Sewerage systems; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Water supply systems; Wholesale supplies

[5] Land Use Table, Zone W4

Insert after the matter relating to Zone W2—

Zone W4 Working Waterfront

1 Objectives of zone

- To retain and encourage industrial and maritime activities on foreshores.
- To identify sites for maritime purposes and for activities requiring direct foreshore access.

- To ensure that development does not have an adverse impact on the environment and visual qualities of the foreshore.
- To encourage employment opportunities.
- To minimise any adverse effect of development on land uses in other zones.

2 Permitted without consent

Nil

3 Permitted with consent

Aquaculture; Boat building and repair facilities; Boat launching ramps; Jetties; Light industries; Water reticulation systems; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Centre-based child care facilities; Commercial premises; Community facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Freight transport facilities; Function centres; Health services facilities; Heavy industrial storage establishments; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industrial retail outlets; Industries; Information and education facilities; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Service stations; Sewage treatment plants; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Waste disposal facilities; Water supply systems; Wholesale supplies

[6] Land Use Table, Zone SP4

Insert after the matter relating to Zone SP3—

Zone SP4 Enterprise

1 Objectives of zone

- To provide for development and land uses that support enterprise and productivity.
- To provide a range of office and light industrial uses.
- To encourage employment opportunities.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.

- To permit limited residential accommodation that contributes to the provision of employment opportunities.

2 Permitted without consent

Nil

3 Permitted with consent

Building identification signs; Business identification signs; Take away food and drink premises; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Kiosks; Light industries; Neighbourhood shops; Office premises; Oyster aquaculture; Serviced apartments; Shop top housing; Tank-based aquaculture; Water reticulation systems; Water storage facilities; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Camping grounds; Caravan parks; Cemeteries; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industries; Marinas; Mortuaries; Open cut mining; Registered clubs; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Sewerage systems; Storage premises; Tourist and visitor accommodation; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Waste disposal facilities; Water supply systems; Wharf or boating facilities

[7] Clause 5.1 Relevant acquisition authority

Omit “Zone B4” from Column 1 of the table.

Insert instead “Zone MU1”.

[8] Clause 5.9 Dwelling house or secondary dwelling affected by natural disaster

Omit clause 5.9(2)(j)–(s). Insert instead—

- (j) E1 Local Centre,
- (k) E2 Commercial Centre,
- (l) E3 Productivity Support,
- (m) E4 General Industrial,
- (n) MU1 Mixed Use,

[9] Clause 5.9(2)(va)

Insert after clause 5.9(2)(v)—

- (va) SP4 Enterprise,

[10] Clause 5.9(2)(ze)

Insert after clause 5.9(2)(zd)—

- (ze) W4 Working Waterfront.

[11] Section 7.11

Omit clause 7.11. Insert instead—

7.11 Shop top housing in Zone E3

Development consent must not be granted for development for the purposes of shop top housing on land in Zone E3 unless the floor area used for the purposes of shop top housing will not be greater than the floor area of the ground floor used for the purposes of business premises and retail premises.

[12] Section 7.14 Office premises on land at Warnervale

Omit clause 7.14(2). Insert instead—

(2) This clause applies to land identified as “Warnervale” on the Key Sites Map.

[13] Section 7.16 Office premises and specialised retail premises at North Wyong Industrial Estate

Omit clause 7.16(2). Insert instead—

(2) This clause applies to land identified as “North Wyong Industrial Estate” on the Key Sites Map.

1.9 Dubbo Regional Local Environmental Plan 2022

[1] Clause 2.1 Land use zones

Omit the matter relating to **Business Zones** and **Industrial Zones**. Insert instead—

Employment Zones

E1 Local Centre

E2 Commercial Centre

E3 Productivity Support

E4 General Industrial

E5 Heavy Industrial

Mixed Use Zones

MU1 Mixed Use

[2] Land Use Table

Omit the matter relating to Zones B1, B2, B3, B4, B5, B6, B7, IN1, IN2 and IN3.

Insert instead—

Zone E1 Local Centre

1 Objectives of zone

- To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.
- To encourage investment in local commercial development that generates employment opportunities and economic growth.
- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council’s strategic planning for residential development in the area.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.

- To encourage development that is consistent with the commercial centres hierarchy of Dubbo.
- To ensure Orana Mall continues to be a retail centre.
- To limit the use of Orana Mall for office premises.

2 Permitted without consent

Environmental protection works; Home-based child care; Roads

3 Permitted with consent

Amusement centres; Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Home industries; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation facilities (indoor); Respite day care centres; Service stations; Shop top housing; Tank-based aquaculture; Veterinary hospitals; Waste or resource transfer stations; Water reticulation systems; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Bed and breakfast accommodation; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Rural industries; Sewerage systems; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

Zone E2 Commercial Centre

1 Objectives of zone

- To strengthen the role of the commercial centre as the centre of business, retail, community and cultural activity.
- To encourage investment in commercial development that generates employment opportunities and economic growth.
- To encourage development that has a high level of accessibility and amenity, particularly for pedestrians.
- To enable residential development only if it is consistent with the Council's strategic planning for residential development in the area.

- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To ensure Dubbo central business district continues to be the commercial and retail centre of the region.
- To encourage commercial development along the Dubbo river corridor.
- To encourage the activation of the Wellington Town Centre, including by the adaptive re-use of heritage buildings and promoting tourism.

2 Permitted without consent

Environmental protection works; Home-based child care; Roads

3 Permitted with consent

Amusement centres; Artisan food and drink industries; Backpackers' accommodation; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Home industries; Hostels; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Mortuaries; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restricted premises; Shop top housing; Tank-based aquaculture; Vehicle repair stations; Veterinary hospitals; Waste or resource transfer stations; Water reticulation systems; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Bed and breakfast accommodation; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Recreation facilities (major); Research stations; Residential accommodation; Rural industries; Sewerage systems; Sex services premises; Storage premises; Vehicle body repair workshops; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

Zone E3 Productivity Support

1 Objectives of zone

- To provide a range of facilities and services, light industries, warehouses and offices.

- To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
- To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
- To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
- To provide opportunities for new and emerging light industries.
- To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.
- To provide for residential uses, but only as part of mixed use development.
- To facilitate a mix of business and retail development along major roads in locations that are close to, and support the viability of, centres.
- To encourage high technology uses in close proximity to transport networks.

2 Permitted without consent

Environmental protection works; Home-based child care; Roads

3 Permitted with consent

Animal boarding or training establishments; Boat building and repair facilities; Business premises; Centre-based child care facilities; Community facilities; Depots; Function centres; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Restaurants or cafes; Rural supplies; Service stations; Shop top housing; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Waste or resource transfer stations; Water reticulation systems; Wholesale supplies; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Heavy industrial storage establishments; Helipads; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens;

Moorings; Open cut mining; Registered clubs; Residential accommodation; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Tourist and visitor accommodation; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

Zone E4 General Industrial

1 Objectives of zone

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.
- To support light industrial uses on Depot Road and McKenzie Street, Dubbo.

2 Permitted without consent

Environmental protection works; Roads

3 Permitted with consent

Depots; Freight transport facilities; Funeral homes; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Health consulting rooms; Industrial retail outlets; Industrial training facilities; Landscaping material supplies; Light industries; Liquid fuel depots; Local distribution premises; Medical centres; Neighbourhood shops; Oyster aquaculture; Plant nurseries; Rural supplies; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Water reticulation systems; Water storage facilities; Water treatment facilities; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Home businesses; Home occupations (sex services); Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Passenger transport facilities; Public administration buildings; Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Service stations; Sex services premises; Stock and sale yards; Tourist and visitor accommodation; Water recreation structures; Wharf or boating facilities

Zone E5 Heavy Industrial

1 Objectives of zone

- To provide areas for industries that need to be separated from other land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.

2 Permitted without consent

Environmental protection works; Roads

3 Permitted with consent

Data centres; Depots; Freight transport facilities; Funeral homes; General industries; Hazardous storage establishments; Health consulting rooms; Heavy industries; Industrial training facilities; Landscaping material supplies; Medical centres; Neighbourhood shops; Offensive storage establishments; Oyster aquaculture; Rural supplies; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Water reticulation systems; Water treatment facilities; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Centre-based child care facilities; Charter and tourism boating facilities; Commercial premises; Community facilities; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Farm buildings; Flood mitigation works; Forestry; Function centres; Health services facilities; Helipads; Home-based child care; Home businesses; Home industries; Home occupations; Home occupations (sex services); Jetties; Local distribution premises; Marinas; Mooring pens; Moorings; Passenger transport facilities; Public administration buildings; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Respite day care centres; Tourist and visitor accommodation; Water recreation structures; Water supply systems; Wharf or boating facilities

Zone MU1 Mixed Use

1 Objectives of zone

- To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To preserve the streetscape and character of land adjoining existing centres by encouraging the adaptive reuse of existing buildings for small scale business, office or retail premises.

2 Permitted without consent

Environmental protection works; Home-based child care; Roads

3 Permitted with consent

Amusement centres; Boarding houses; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Information and education facilities; Light industries; Local distribution premises; Medical centres; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Waste or resource transfer stations; Water reticulation systems; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition villages; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Hostels; Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential flat buildings; Rural industries; Rural workers' dwellings; Service stations; Sewerage systems; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

[3] Clause 5.3 Development near zone boundaries

Omit clause 5.3(2)(a). Insert instead—

- (a) for a boundary shared between any land and land in Zone E1, E2, E3, E4 or MU1—20 metres, and

[4] Clauses 7.11–7.13

Omit the clauses. Insert instead—

7.11 Commercial premises in Zone MU1

- (1) This clause applies to development on land in Zone MU1 Mixed Use.

- (2) Development consent must not be granted to development for the purposes of—
 - (a) business premises or office premises if the gross floor area is greater than 200m², or
 - (b) retail premises if the gross floor area is greater than 150m²,
 - (c) light industries if the gross floor area is greater than 200m².
- (3) Subclause (2)(a) does not apply to development involving a building that existed immediately before 11 November 2011.

7.12 Shops on certain land in Zone E1

- (1) The objective of this clause is to maintain the commercial centres hierarchy of Dubbo by encouraging retail development of an appropriate scale in neighbourhood centres.
- (2) This clause applies to land identified as “Area D” on the Land Zoning Map.
- (3) Development consent must not be granted to development for the purposes of retail premises on land to which this clause applies if the gross floor area of the development will exceed 1,000m².
- (3) In deciding whether to grant development consent to development for the purposes of shops with a gross floor area of 500m² or greater, in 1 or more tenancies, the consent authority must—
 - (a) consider the economic impact of the development, and
 - (b) be satisfied the development is consistent with the commercial centres hierarchy of Dubbo.

7.13 Development on certain land at Boundary Road, Dubbo

- (1) This clause applies to the part of Lot 501, DP 1255115 at Boundary Road, Dubbo—
 - (a) in Zone E1, and
 - (b) identified as “8” on the Additional Permitted Uses Map.
- (2) Development consent must not be granted to the erection of a building with a gross floor area greater than 1,000m² but less than 5,000m² on land to which this clause applies unless the development is for the purposes of retail premises.
- (3) Development consent must not be granted to more than 1 recreation facility (indoor) or more than 1 pub on land to which this clause applies.
- (4) In deciding whether to grant development consent to development under this clause, the consent authority must—
 - (a) consider the economic impact of the development, and
 - (b) be satisfied that the development is consistent with the commercial centres hierarchy of Dubbo.

[5] Clause 7.16 Restricted premises

Omit “Zone IN3 Heavy Industrial” from clause 7.16(a). Insert instead “Zone E5”.

[6] Part 7

Insert at the end of Part 7, with appropriate clause numbering—

Specialised retail premises in certain land in Zone E3

Development consent must not be granted to development for the purposes of specialised retail premises on land identified as “Area E” on the Land Zoning Map if the gross floor area will exceed 500m².

Pubs, registered clubs and recreation facilities (indoor) in certain land in Zone E1

Development consent must not be granted to development for the following purposes on land identified as “Area F” on the Land Zoning Map if the gross floor area will exceed 500m²—

- (a) pubs,
- (b) registered clubs,
- (c) recreation facilities (indoor).

[7] Schedule 1 Additional permitted uses

Omit clauses 3, 8 and 14.

1.10 Junee Local Environmental Plan 2012

[1] Clause 2.1 Land use zones

Omit the matter relating to **Industrial Zones**. Insert instead—

Employment Zones
E4 General Industrial

[2] Land Use Table

Omit the matter relating to Zone IN2. Insert instead—

Zone E4 General Industrial

1 Objectives of zone

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.
- To facilitate industry development that supports regional economic influences.
- To foster emerging industries that broaden the economic and employment base of Junee.

2 Permitted without consent

Environmental protection works; Water reticulation systems

3 Permitted with consent

Depots; Freight transport facilities; Funeral homes; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Industrial retail outlets; Industrial training facilities;

Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Plant nurseries; Take away food and drink premises; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Commercial premises; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Heavy industries; Home businesses; Home occupations; Home occupations (sex services); Home-based child care; Information and education facilities; Marinas; Mooring pens; Moorings; Open cut mining; Registered clubs; Residential accommodation; Respite day care centres; Tourist and visitor accommodation; Wharf or boating facilities

[3] Clauses 4.6(6), note and 5.3(3), note

Omit the notes.

[4] Clause 6.3 Stormwater management

Omit “and industrial zones” from clause 6.3(2).

Insert instead “zones and Zone E4 General Industrial”.

1.11 Kempsey Local Environmental Plan 2013

[1] Clause 2.1 Land use zones

Omit the matter relating to **Business Zones** and **Industrial Zones**. Insert instead—

Employment Zones

E1 Local Centre

E2 Commercial Centre

E3 Productivity Support

E4 General Industrial

Mixed Use Zones

MU1 Mixed Use

[2] Land Use Table

Omit the matter relating to Zones B1, B2, B3, B4, B6, IN1 and IN2. Insert instead—

Zone E1 Local Centre

1 Objectives of zone

- To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.
- To encourage investment in local commercial development that generates employment opportunities and economic growth.

- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.

2 Permitted without consent

Environmental protection works; Home-based child care

3 Permitted with consent

Amusement centres; Bed and breakfast accommodation; Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Home industries; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation facilities (indoor); Respite day care centres; Service stations; Shop top housing; Tank-based aquaculture; Veterinary hospitals; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Mortuaries; Recreation facilities (major); Recreation facilities (outdoor); Residential accommodation; Rural industries; Sewage treatment plants; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facility; Water recreation structures; Wholesale supplies

Zone E2 Commercial Centre

1 Objectives of zone

- To strengthen the role of the commercial centre as the centre of business, retail, community and cultural activity.
- To encourage investment in commercial development that generates employment opportunities and economic growth.
- To encourage development that has a high level of accessibility and amenity, particularly for pedestrians.
- To enable residential development only if it is consistent with the Council's strategic planning for residential development in the area.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.

- To provide for residential uses, but only as part of mixed use development.

2 Permitted without consent

Environmental protection works; Home-based child care

3 Permitted with consent

Amusement centres; Artisan food and drink industries; Backpackers' accommodation; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Home industries; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Mortuaries; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restricted premises; Shop top housing; Tank-based aquaculture; Vehicle repair stations; Veterinary hospitals; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Recreation facilities (major); Residential accommodation; Resource recovery facilities; Rural industries; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Wholesale supplies

Zone E3 Productivity Support

1 Objectives of zone

- To provide a range of facilities and services, light industries, warehouses and offices.
- To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
- To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
- To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
- To provide opportunities for new and emerging light industries.
- To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.

- To provide for residential uses, but only as part of mixed use development.

2 Permitted without consent

Environmental protection works; Home-based child care

3 Permitted with consent

Animal boarding or training establishments; Boat building and repair facilities; Business premises; Centre-based child care facilities; Community facilities; Depots; Function centres; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Rural supplies; Service stations; Serviced apartments; Shop top housing; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Heavy industrial storage establishments; Helipads; Highway service centres; Industries; Jetties; Marinas; Mooring pens; Residential accommodation; Resource recovery facilities; Retail premises; Rural industries; Sewage treatment plants; Sex services premises; Tourist and visitor accommodation; Waste disposal facilities; Water recreation structures

Zone E4 General Industrial

1 Objectives of zone

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.
- To ensure that the scale, design and materials of construction, and the nature of development, contribute positively to the visual quality of the locality.

2 Permitted without consent

Environmental protection works

3 Permitted with consent

Depots; Freight transport facilities; Funeral homes; Garden centres; General industries; Goods repair and reuse premises; Group homes; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Light industries; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Plant nurseries; Pond-based aquaculture; Rural supplies; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat launching ramps; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Heavy industries; Highway service centres; Home businesses; Home occupations; Home-based child care; Information and education facilities; Jetties; Marinas; Mooring pens; Public administration buildings; Registered clubs; Residential accommodation; Respite day care centres; Stock and sale yards; Tourist and visitor accommodation; Water recreation structures

Zone MU1 Mixed Use

1 Objectives of zone

- To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To facilitate the development of a mix of local-scale facilities and services that do not detract from the core commercial functions of the Kempsey central business district.
- To ensure that new buildings make a positive contribution to the streetscape and public domain.
- To permit appropriate light industrial uses and industrial retail uses compatible with the character of the precinct.

2 Permitted without consent

Building identification signs; Home-based child care; Home businesses; Home occupations

3 Permitted with consent

Amusement centres; Boarding houses; Car parks; Centre-based child care facilities; Commercial premises; Community facilities;

Entertainment facilities; Function centres; Information and education facilities; Light industries; Local distribution premises; Medical centres; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition villages; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Recreation facilities (major); Resource recovery facilities; Rural industries; Sewerage systems; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Waste disposal facilities; Water recreation structures; Water treatment facilities; Wharf or boating facilities

[3] Clause 4.1AA Minimum subdivision lot size for community title schemes

Omit “E3” and “E4” from clause 4.1AA(f) and (g).

Insert instead “C3” and “C4” respectively.

[4] Clause 4.1B Minimum subdivision lot sizes for certain split zones

Omit “business or industrial” wherever occurring in clause 4.1B(2)(a) and (3)(a)(i).

Insert instead “employment or mixed use”.

[5] Clause 4.1B(2)(b) and (3)(a)(ii)

Omit “E2”, “E3” and “E4” wherever occurring.

Insert instead “C2”, “C3” and “C4” respectively.

[6] Clause 4.1C, 4.2A, 4.2B and 4.2C, headings

Omit “environment protection”. Insert instead “conservation”.

[7] Clauses 4.1C(2)(f) and (g), 4.2A(2)(e) and (f) and 4.2B(2)(d) and (e)

Omit “E3” and “E4” wherever occurring. Insert instead “C3” and “C4” respectively.

[8] Clause 4.2C(2)(f)–(h)

Omit “E2”, “E3” and “E4” wherever occurring.

Insert instead “C2”, “C3” and “C4” respectively.

[9] Clauses 4.2C(4)(a) and 7.1(7)(d)

Omit “E2” wherever occurring. Insert instead “C2”.

- [10] **Clause 4.2D Subdivision of certain land at Crescent Head**
Omit “E3” from clause 4.2D(1). Insert instead “C3”.
- [11] **Clause 4.4 Floor space ratio**
Omit “business and industrial” from clause 4.4(1)(a).
Insert instead “employment and mixed use”.
- [12] **Clause 5.1A Development on land intended to be acquired for public purposes**
Omit “E1” from the table. Insert instead “C1”.
- [13] **Clause 5.9 Dwelling house or secondary dwelling affected by natural disaster**
Omit “E2”, “E3” and “E4” wherever occurring in clause 5.9(h)–(j).
Insert instead “C2”, “C3” and “C4” respectively.
- [14] **Schedule 2 Exempt development**
Omit “**Zone E2, Zone E3 and Zone E4**” from the matter relating to **Bee keeping in Zone RU5, Zone R5, Zone SP3, Zone RE1, Zone RE2, Zone E2, Zone E3 and Zone E4**, heading.
Insert instead “**Zone C2, Zone C3 and Zone C4**”.
- [15] **Schedule 2, matter relating to Signage, subclause (1)**
Omit “environment protection zone”. Insert instead “conservation zones”.
- [16] **Schedule 2, matter relating to Signage, subclause (4)**
Omit “commercial and industrial”. Insert instead “employment and mixed use”.
- [17] **Schedule 2, matter relating to Signage, subclause (5)(f)**
Omit “a commercial or an industrial”.
Insert instead “an employment or mixed use”.

1.12 Maitland Local Environmental Plan 2011

- [1] **Clause 2.1 Land use zones**
Omit the matter relating to **Business Zones** and **Industrial Zones**. Insert instead—
- Employment Zones**
 - E1 Local Centre
 - E2 Commercial Centre
 - E3 Productivity Support
 - E4 General Industrial
 - Mixed Use Zones**
 - MU1 Mixed Use
- [2] **Land Use Table**
Omit the matter relating to Zones B1–B6 and IN1. Insert instead—

Zone E1 Local Centre

1 Objectives of zone

- To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.
- To encourage investment in local commercial development that generates employment opportunities and economic growth.
- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To recognise the unique role of the Morpeth local centre as a tourist destination.

2 Permitted without consent

Home businesses; Home industries; Home occupations

3 Permitted with consent

Amusement centres; Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation facilities (indoor); Respite day care centres; Service stations; Shop top housing; Tank-based aquaculture; Veterinary hospitals; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring Pens; Moorings; Open cut mining; Recreation facilities (major); Residential accommodation; Resource recovery facilities; Rural industries; Sewerage systems; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Wharf or boating facilities; Wholesale supplies

Zone E2 Commercial Centre

1 Objectives of zone

- To strengthen the role of the commercial centre as the centre of business, retail, community and cultural activity.
- To encourage investment in commercial development that generates employment opportunities and economic growth.

- To encourage development that has a high level of accessibility and amenity, particularly for pedestrians.
- To enable residential development only if it is consistent with the Council's strategic planning for residential development in the area.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To recognise Council's preferred hierarchy of activity centres and precincts, by ensuring that existing and future development—
 - (a) at Greenhills—reinforces the regional significance of this retail precinct, and
 - (b) at Central Maitland—promotes business development to reinforce Central Maitland's significance as a major regional centre.

2 Permitted without consent

Nil

3 Permitted with consent

Amusement centres; Artisan food and drink industries; Backpackers' accommodation; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Home industries; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Mortuaries; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restricted premises; Tank-based aquaculture; Vehicle repair stations; Veterinary hospitals; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring Pens; Moorings; Open cut mining; Recreation facilities (major); Residential accommodation; Resource recovery facilities; Rural industries; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Wharf or boating facilities; Wholesale supplies

Zone E3 Productivity Support

1 Objectives of zone

- To provide a range of facilities and services, light industries, warehouses and offices.
- To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
- To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
- To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
- To provide opportunities for new and emerging light industries.
- To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.
- To minimise conflict between land uses within the zone and with adjoining zones.

2 Permitted without consent

Home industries

3 Permitted with consent

Animal boarding or training establishments; Boat building and repair facilities; Business premises; Centre-based child care facilities; Community facilities; Depots; Food and drink premises; Function centres; Garden centres; General industries; Hardware and building supplies; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Rural supplies; Service stations; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home businesses; Home occupations; Home occupations (sex services); Home-based child care; Industries; Jetties;

Marinas; Mooring Pens; Moorings; Open cut mining; Registered clubs; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Tourist and visitor accommodation; Transport depots; Truck depots; Waste disposal facilities; Water recreation structures; Wharf or boating facilities

Zone E4 General Industrial

1 Objectives of zone

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.

2 Permitted without consent

Nil

3 Permitted with consent

Depots; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Liquid fuel depots; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Plant nurseries; Rural supplies; Take away food and drink premises; Tank-based aquaculture; Timber yards; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Eco-tourist facilities; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Passenger transport facilities; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Respite day care centres; Schools; Tourist and visitor accommodation; Veterinary hospitals; Water recreation structures; Wharf or boating facilities

Zone MU1 Mixed Use

1 Objectives of zone

- To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.

2 Permitted without consent

Home industries

3 Permitted with consent

Amusement centres; Attached dwellings; Boarding houses; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Home-based child care; Hostels; Information and education facilities; Light industries; Local distribution premises; Medical centres; Multi dwelling housing; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Recreation facilities (major); Residential accommodation; Resource recovery facilities; Rural industries; Sewerage systems; Sex services premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Wharf or boating facilities; Wholesale supplies

[3] Clauses 4.1AA(2)(d), 4.2A(2)(c), 4.2B(2)(d), 4.2C(2)(b) and (3)(a)(ii), 5.9(2)(e)

Omit “E3” wherever occurring. Insert instead “C3”.

[4] Clauses 4.1AA(2)(e), 4.2A(2)(d), 4.2B(2)(e) and 5.9(2)(f)

Omit “E4” wherever occurring. Insert instead “C4”.

- [5] **Clauses 4.2A and 4.2B, headings**
Omit “environmental protection” wherever occurring. Insert instead “conservation”.
- [6] **Clause 4.2A(1)(b)**
Omit “environment protection”. Insert instead “conservation”.
- [7] **Clause 4.2C Minimum subdivision lot sizes for certain split zones**
Omit “business or industrial” from clause 4.2C(2)(a) and (3)(a)(i).
Insert instead “employment or mixed use”.
- [8] **Clauses 4.2C(2)(b) and (3)(a)(ii) and 5.9(2)(d)**
Omit “E2” wherever occurring. Insert instead “C2”.
- [9] **Clauses 5.1(2), note and 5.3(3), note**
Omit the notes.
- [10] **Schedule 1 Additional permitted uses**
Insert at the end of the Schedule, with appropriate clause numbering—

Use of certain land in Zone E3 for shop top housing

Development for the purposes of shop top housing is permitted with development consent on land in Zone E3 and identified as “Area A” on the Land Zoning Map.

1.13 Manly Local Environmental Plan 2013

- [1] **Clause 2.1 Land use zones**
Omit the matter relating to **Business Zones**. Insert instead—
Employment Zones
E1 Local Centre
E3 Productivity Support
- [2] **Land Use Table**
Omit the matter relating to Zones B1, B2 and B6. Insert instead—

Zone E1 Local Centre

1 Objectives of zone

- To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.
- To encourage investment in local commercial development that generates employment opportunities and economic growth.
- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council’s strategic planning for residential development in the area.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To minimise conflict between land uses in the zone and adjoining zones and ensure amenity for the people who live in the local

centre in relation to noise, odour, delivery of materials and use of machinery.

- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To create urban form that relates favourably in scale and in architectural and landscape treatment to neighbouring land uses and to the natural environment.

2 Permitted without consent

Home-based child care; Home businesses; Home occupations

3 Permitted with consent

Amusement centres; Boarding houses; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Creative industries; Early education and care facilities; Electricity generating works; Entertainment facilities; Environmental protection works; Flood mitigation works; Function centres; Group homes; Home industries; Hostels; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Oyster aquaculture; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Registered clubs; Respite day care centres; Roads; Service stations; Shop top housing; Signage; Tank-based aquaculture; Tourist and visitor accommodation; Veterinary hospitals; Waste or resource transfer stations

4 Prohibited

Any development not specified in item 2 or 3

Zone E3 Productivity Support

1 Objectives of zone

- To provide a range of facilities and services, light industries, warehouses and offices.
- To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
- To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
- To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
- To provide opportunities for new and emerging light industries.
- To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.
- To create a pedestrian environment that is safe, active, and interesting.
- To create employment environments of high visual quality that relate favourably in architectural and landscape treatment to neighbouring land uses and to the natural environment.

- To minimise conflict between land uses in the zone and adjoining zones and ensure the amenity of adjoining and nearby residential land uses.

2 Permitted without consent

Nil

3 Permitted with consent

Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Business premises; Car parks; Centre-based child care facilities; Community facilities; Depots; Electricity generating works; Environmental protection works; Flood mitigation works; Function centres; Garden centres; Hardware and building supplies; Health services facilities; Home industries; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Restaurants or cafes; Registered clubs; Restricted premises; Roads; Rural supplies; Service stations; Sex services premises; Shops; Signage; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Waste or resource transfer stations; Water reticulation systems; Wholesale supplies

4 Prohibited

Any development not specified in item 2 or 3

[3] Clause 4.3 Height of buildings

Omit “environmental protection” from clause 4.3(1)(e). Insert instead “conservation”.

[4] Clause 4.4 Floor space ratio

Omit “business zones” from clause 4.4(1)(e). Insert instead “Zone E1”.

[5] Clauses 4.4(2A) and 6.13(2)(a)

Omit “in Zone B2 Local Centre” wherever occurring.

Insert instead “identified as “Gross Floor Area for Certain Commercial Premises” on the Key Sites Map”.

[6] Clause 5.9 Dwelling house or secondary dwelling affected by natural disaster

Omit clause 5.9(2)(d)–(f). Insert instead—

- (d) E1 Local Centre,
- (e) E3 Productivity Support,

[7] Clauses 5.9(2)(l) and 6.19(3)(c), (d)(i), (e)(i), (h)(ii), (j) and (l)(i)

Omit “E1” wherever occurring. Insert instead “C1”.

- [8] **Clause 5.9(2)(m)**
Omit “E2”. Insert instead “C2”.
- [9] **Clauses 5.9(2)(n) and 6.22(2)(d) and (4)**
Omit “E3” wherever occurring. Insert instead “C3”.
- [10] **Clauses 5.9(2)(o) and 6.22(2)(e) and (4)**
Omit “E4” wherever occurring. Insert instead “C4”.
- [11] **Clause 6.4 Stormwater management**
Omit “business, industrial and environmental protection” from clause 6.4(2).
Insert instead “employment and conservation”.
- [12] **Clause 6.11 Active street frontages**
Omit “Zone B2 Local Centre” from clause 6.11(1). Insert instead “Zone E1”.
- [13] **Clause 6.16, heading**
Omit “**Zone B2**”. Insert instead “**certain areas**”.
- [14] **Clause 6.16(1)**
Omit “Zone B2 Local Centre”. Insert instead “the land to which this clause applies”.
- [15] **Clause 6.16(2)**
Omit “in Zone B2 Local Centre”.
Insert instead “identified as “Gross Floor Area for Certain Commercial Premises” on the Key Sites Map”.
- [16] **Clause 6.16(3)**
Omit “land in Zone B2 Local Centre”. Insert instead “the land to which this clause applies”.
- [17] **Clause 6.17, heading**
Omit “**E3 and E4**”. Insert instead “**C3 and C4**”.
- [18] **Clause 6.17(2)**
Omit “Zone E3 Environmental Management and Zone E4 Environmental Living”.
Insert instead “Zones C3 and C4”.
- [19] **Clause 6.22, heading**
Omit “**environment protection**”. Insert instead “**conservation**”.
- [20] **Schedule 2 Exempt development**
Omit “**business zones**” from **Signage (business identification signs in business zones)**, heading.
Insert instead “**employment zones**”.
- [21] **Schedule 2, Signage (real estate signs in business zones), heading**
Omit “**business**”. Insert instead “**employment**”.

[22] Schedule 2, matter relating to Signage (third party advertising), subclause (2)

Omit “Zone B1 Neighbourhood Centre, Zone B2 Local Centre or Zone B6 Enterprise Corridor”.

Insert instead “Zone E1 or E3”.

1.14 Muswellbrook Local Environmental Plan 2009

[1] Clause 2.1 Land use zones

Omit the matter relating to **Business Zones** and **Industrial Zones**. Insert instead—

Employment Zones

E1 Local Centre

E2 Commercial Centre

E3 Productivity Support

E4 General Industrial

[2] Land Use Table

Omit the matter relating to Zones B2, B5, IN1 and IN2. Insert instead—

Zone E1 Local Centre

1 Objectives of zone

- To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.
- To encourage investment in local commercial development that generates employment opportunities and economic growth.
- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council’s strategic planning for residential development in the area.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To ensure that land uses in the local centre do not adversely impact the amenity of nearby residential areas.
- To maintain heritage character and values in streetscapes.

2 Permitted without consent

Building identification signs; Environmental protection works; Flood mitigation works; Home occupations; Sewage reticulation systems; Water reticulation systems

3 Permitted with consent

Amusement centres; Backpackers’ accommodation; Bed and breakfast accommodation; Boarding houses; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Highway service centres; Home businesses; Home industries; Hostels; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Oyster aquaculture; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Service stations; Serviced apartments; Sex

services premises; Shop top housing; Signage; Tank-based aquaculture; Veterinary hospitals; Water recycling facilities

4 Prohibited

Any development not specified in item 2 or 3

Zone E2 Commercial Centre

1 Objectives of zone

- To strengthen the role of the commercial centre as the centre of business, retail, community and cultural activity.
- To encourage investment in commercial development that generates employment opportunities and economic growth.
- To encourage development that has a high level of accessibility and amenity, particularly for pedestrians.
- To enable residential development only if it is consistent with the Council's strategic planning for residential development in the area.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To maintain the status and encourage the future growth of the existing Muswellbrook business centre as a retail, service, commercial and administrative centre while maintaining the centre's compact form.
- To maintain the heritage character and values of the business centre of Muswellbrook.
- To support business development by providing parking and other civic facilities.

2 Permitted without consent

Building identification signs; Environmental protection works; Flood mitigation works; Home occupations; Sewage reticulation systems; Water reticulation systems

3 Permitted with consent

Amusement centres; Artisan food and drink industries; Backpackers' accommodation; Bed and breakfast accommodation; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Environmental facilities; Function centres; Home businesses; Home industries; Hostels; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Mortuaries; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Research stations; Respite day care centres; Restricted premises; Roads; Serviced apartments; Sex services premises; Shop top housing; Signage; Tank-based aquaculture; Vehicle repair stations; Veterinary hospitals; Water recycling facilities

4 Prohibited

Any development not specified in item 2 or 3

Zone E3 Productivity Support

1 Objectives of zone

- To provide a range of facilities and services, light industries, warehouses and offices.
- To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
- To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
- To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
- To provide opportunities for new and emerging light industries.
- To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.
- To ensure that development is arranged and carried out in a way that does not intrude on the amenity of adjoining residential areas.

2 Permitted without consent

Building identification signs; Environmental protection works; Flood mitigation works; Home occupations; Sewage reticulation systems; Water reticulation systems

3 Permitted with consent

Animal boarding or training establishments; Boat building and repair facilities; Business premises; Car parks; Caravan parks; Centre-based child care facilities; Community facilities; Depots; Environmental facilities; Function centres; Garden centres; Hardware and building supplies; Highway service centres; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Public administration buildings; Pubs; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Respite day care centres; Restricted premises; Roads; Rural supplies; Service stations; Sex services premises; Shop top housing; Signage; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Tourist and visitor accommodation; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies

4 Prohibited

Any development not specified in item 2 or 3

Zone E4 General Industrial

1 Objectives of zone

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.

2 Permitted without consent

Building identification signs; Environmental protection works; Flood mitigation works; Sewage reticulation systems; Water reticulation systems

3 Permitted with consent

Air transport facilities; Car parks; Crematoria; Depots; Environmental facilities; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Heavy industrial storage establishments; Highway service centres; Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Places of public worship; Plant nurseries; Pond-based aquaculture; Public administration buildings; Recreation areas; Recreation facilities (indoor); Roads; Rural industries; Service stations; Sex services premises; Signage; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Warehouse or distribution centres; Wholesale supplies

4 Prohibited

Any development not specified in item 2 or 3

[3] Land Use Table, Zone C3, item1

Omit “E1” from the seventh bullet point. Insert instead “C1”.

[4] Clauses 5.9(2)(b), 7.2, heading and (2) and 7.5(1)(c)

Omit “E3” wherever occurring. Insert instead “C3”.

[5] Clause 7.5, heading

Omit “environmental protection”. Insert instead “conservation”.

[6] Clause 7.7 Development at Muswellbrook Showground

Omit the clause.

[7] Part 7 Additional local provisions

Insert at the end of the Part, with appropriate clause numbering—

Ground floor development in Zone E2

- (1) This clause applies to land identified as “Area A” on the Key Sites Map.
- (2) Development consent must not be granted to development for the purposes of commercial premises on the ground floor of a building on land to which this clause applies unless the consent authority is satisfied that the ground floor—
 - (a) will not be used for the purposes of residential accommodation, and
 - (b) will not be used for a car park or to provide ancillary car parking spaces, and
 - (c) will provide for uses and building design elements that encourage interaction between the inside of the building and the external public areas adjoining the building.
- (3) Subclause (2)(b) does not apply to a site that—
 - (a) is greater than 60m in depth from all street frontages, or
 - (b) has a gradient steeper than 15%, measured from boundary to boundary, or
 - (c) is owned by a public authority and is to be used as a public or commuter car park.
- (4) Subclause (2)(c) does not apply to a part of a building that—
 - (a) faces a service lane that the consent authority is satisfied does not require active street frontages, or
 - (b) is used for one or more of the following purposes—
 - (i) a lobby for a commercial, residential, serviced apartment or hotel part of the building,
 - (ii) access for fire services,
 - (iii) vehicular access.

[8] Schedule 2, matter relating to Advertising structures, subclauses (3), (11)(a) and (12)(a)

Omit “Zone B2 Local Centre” wherever occurring. Insert instead “Zone E1”.

[9] Schedule 2, matter relating to Advertising structures, subclauses (7)(d) and (12)(a)

Omit “industrial zones” wherever occurring. Insert instead “Zone E4”.

[10] Schedule 2, Bridge and road maintenance (RU1, E3 and W1 zones only), heading

Omit “E3”. Insert instead “C3”.

1.15 Narrandera Local Environmental Plan 2013

[1] Clause 2.1 Land use zones

Omit the matter relating to **Industrial Zones**. Insert instead—

Employment Zones

E4 General Industrial

[2] Land Use Table

Omit the matter relating to Zones IN1 and IN2.

Insert instead—

Zone E4 General Industrial

1 Objectives of zone

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.

2 Permitted without consent

Environmental protection works; Roads

3 Permitted with consent

Depots; Freight transport facilities; Funeral homes; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Heliports; Industrial retail outlets; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Plant nurseries; Rural supplies; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industries; Home businesses; Home occupations; Home occupations (sex services); Home-based child care; Information and education facilities; Jetties; Marinas; Moorings; Mooring pens; Open cut mining; Public administration buildings; Registered clubs; Residential accommodation; Respite day care centres; Tourist and visitor accommodation; Wharf or boating facilities

[3] Clause 4.2C, heading

Omit “and environment protection”.

[4] Clause 4.2C(1)(b)

Omit “environment protection”. Insert instead “conservation”.

[5] Clause 6.3 Stormwater management

Omit “, business and industrial” from clause 6.3(2). Insert instead “and employment”.

[6] Dictionary

Omit “Zone IN1 General Industrial and Zone IN2 Light Industrial” from the definition of *river front area*, paragraph (a).

Insert instead “Zone E4 General Industrial”.

1.16 Narromine Local Environmental Plan 2011

[1] Clause 2.1 Land use zones

Omit the matter relating to **Business Zones** and **Industrial Zones**. Insert instead—

Employment Zones

E1 Local Centre

E4 General Industrial

[2] Land Use Table

Omit the matter relating to Zones B2 and IN1.

Insert instead—

Zone E1 Local Centre

1 Objectives of zone

- To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.
- To encourage investment in local commercial development that generates employment opportunities and economic growth.
- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council’s strategic planning for residential development in the area.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.

2 Permitted without consent

Environmental protection works; Home-based child care; Roads; Water reticulation systems

3 Permitted with consent

Amusement centres; Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Light industries; Local distribution premises; Medical centres; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation facilities (indoor); Respite day care centres; Service stations; Shop top housing; Tank-based aquaculture; Veterinary hospitals; Waste or resource transfer stations; Water recycling facilities; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Cemeteries; Correctional centres; Crematoria;

Electricity generating works; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Industrial training facilities; Industries; Open cut mining; Recreational facilities (major); Rural industries; Rural workers' dwellings; Sewage treatment plants; Vehicle body repair workshops; Waste or resource management facilities; Water treatment facilities; Wharf or boating facilities

Zone E4 General Industrial

1 Objectives of zone

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.
- To minimise any adverse effect of industry on the natural environment.

2 Permitted without consent

Environmental protection works; Roads; Water reticulation systems

3 Permitted with consent

Business premises; Depots; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Heliports; Industrial retail outlets; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Rural supplies; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Commercial premises; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Information and education facilities; Open cut mining; Public administration buildings; Registered clubs; Residential accommodation; Respite day care centres; Schools; Tourist and visitor accommodation; Wharf or boating facilities

[3] Clauses 4.1AA(2)(b), 4.2A(2)(b), 4.2B(2)(b) and 4.2E(2)(d)

Omit "E3" wherever occurring. Insert instead "C3".

[4] Clause 4.1C Exceptions to minimum subdivision lot sizes for certain split zones

Omit " , business or industrial" wherever occurring from clause 4.1C.

Insert instead “or employment”.

[5] Clauses 4.1C(2)(b), (3)(a)(ii) and 4.2E(3)(e)

Omit “Zone E2 Environmental Conservation or Zone E3 Environmental Management” wherever occurring.

Insert instead “Zone C2 Environmental Conservation or Zone C3 Environmental Management”.

[6] Clauses 4.2A, 4.2B and 4.2E, headings

Omit “**environmental protection**” wherever occurring. Insert instead “**conservation**”.

[7] Clause 4.2B (1)(b)

Omit “environmental protection”. Insert instead “conservation”.

[8] Clause 4.2E(2)(c)

Omit “E2”. Insert instead “C2”.

[9] Clause 4.6 Exceptions to development standards

Omit clause 4.6(6), note.

[10] Clause 6.3 Stormwater

Omit “, business and industrial” from clause 6.3(2). Insert instead “and employment”.

1.17 Port Macquarie-Hastings Local Environmental Plan 2011

[1] Clause 2.1 Land use zones

Omit the matter relating to **Business Zones** and **Industrial Zones**. Insert instead—

Employment Zones

E1 Local Centre

E2 Commercial Centre

E3 Productivity Support

E4 General Industrial

E5 Heavy Industrial

Mixed Use Zones

MU1 Mixed Use

[2] Clause 2.1

Insert at the end of the matter relating to **Special Purpose Zones**—

SP4 Enterprise

[3] Clause 2.1

Insert at the end of the matter relating to **Waterway Zones**—

W4 Working Waterfront

[4] Land Use Table

Omit the matter relating to Zones B1, B2, B3, B4, B5, B7, IN1, IN2, IN3, IN4 and SP3.

Insert in appropriate order—

Zone E1 Local Centre

1 Objectives of zone

- To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.
- To encourage investment in local commercial development that generates employment opportunities and economic growth.
- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To provide a focal point for the neighbourhood community.

2 Permitted without consent

Home occupations

3 Permitted with consent

Amusement centres; Artisan food and drink industries; Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Home industries; Hostels; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation facilities (indoor); Respite day care centres; Service stations; Shop top housing; Tank-based aquaculture; Veterinary hospitals; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Marinas; Mooring pens; Mortuaries; Open cut mining; Research stations; Residential accommodation; Rural industries; Sewerage systems; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Wharf or boating facilities; Wholesale supplies

Zone E2 Commercial Centre

1 Objectives of zone

- To strengthen the role of the commercial centre as the centre of business, retail, community and cultural activity.
- To encourage investment in commercial development that generates employment opportunities and economic growth.

- To encourage development that has a high level of accessibility and amenity, particularly for pedestrians.
- To enable residential development only if it is consistent with the Council's strategic planning for residential development in the area.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To ensure new residential accommodation and tourist and visitor accommodation within the zone does not conflict with the primary function of the centre for retail and business use.
- To provide for the retention and creation of view corridors and pedestrian links throughout the Greater Port Macquarie city centre.

2 Permitted without consent

Home occupations

3 Permitted with consent

Amusement centres; Artisan food and drink industries; Backpackers' accommodation; Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Home industries; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Mortuaries; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restricted premises; Shop top housing; Tank-based aquaculture; Vehicle repair stations; Veterinary hospitals; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Marinas; Mooring pens; Open cut mining; Research stations; Residential accommodation; Rural industries; Sewerage systems; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste or resource management facilities; Wharf or boating facilities; Wholesale supplies

Zone E3 Productivity Support

1 Objectives of zone

- To provide a range of facilities and services, light industries, warehouses and offices.

- To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
- To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
- To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
- To provide opportunities for new and emerging light industries.
- To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.
- To minimise conflict between land uses within the zone and with adjoining zones.
- To ensure development makes a positive contribution to the public domain and streetscape.
- To create employment environments within large scale developments that are of high visual quality and relate favourably in architectural and landscape treatment to the large scale development.
- To ensure that development does not conflict with the hierarchy of business and retail centres in the Port Macquarie-Hastings region and the role of the Greater Port Macquarie Central Business District as the focal point for subregional functions and service delivery.

2 Permitted without consent

Nil

3 Permitted with consent

Animal boarding or training establishments; Boat building and repair facilities; Business premises; Centre-based child care facilities; Community facilities; Depots; Food and drink premises; Function centres; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Landscaping material supplies; Light industries; Liquid fuel depots; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Rural supplies; Service stations; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Camping grounds; Caravan parks; Cemeteries;

Charter and tourism boating facilities; Commercial premises; Correctional centres; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industries; Marinas; Mooring pens; Open cut mining; Port facilities; Registered clubs; Residential accommodation; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Tourist and visitor accommodation; Transport depots; Truck depots; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

Zone E4 General Industrial

1 Objectives of zone

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.

2 Permitted without consent

Nil

3 Permitted with consent

Depots; Freight transport facilities; Funeral homes; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Medical centres; Neighbourhood shops; Oyster aquaculture; Plant nurseries; Pubs; Rural supplies; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Commercial premises; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Farm buildings; Function centres; Hazardous storage establishments; Health services facilities; Heavy industries; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Information and education facilities; Marinas; Mooring pens; Offensive storage establishments; Passenger transport facilities; Public administration buildings; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Respite day care centres; Schools; Tourist and visitor

accommodation; Water recreation structures; Water storage facilities;
Wharf or boating facilities

Zone E5 Heavy Industrial

1 Objectives of zone

- To provide areas for industries that need to be separated from other land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.

2 Permitted without consent

Nil

3 Permitted with consent

Data centres; Depots; Freight transport facilities; General industries; Hazardous storage establishments; Heavy industries; Industrial training facilities; Kiosks; Offensive storage establishments; Oyster aquaculture; Take away food and drink premises; Tank-based aquaculture; Timber yards; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Commercial premises; Community facilities; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Farm buildings; Function centres; Health services facilities; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Information and education facilities; Light industries; Local distribution premises; Marinas; Mooring pens; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Self-storage units; Tourist and visitor accommodation; Veterinary hospitals; Water recreation structures; Water storage facilities; Wharf or boating facilities; Wholesale supplies

Zone MU1 Mixed Use

1 Objectives of zone

- To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.

- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.

2 Permitted without consent

Home occupations

3 Permitted with consent

Amusement centres; Boarding houses; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Hostels; Information and education facilities; Light industries; Local distribution premises; Medical centres; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial training facilities; Industries; Marinas; Mooring pens; Mortuaries; Open cut mining; Research stations; Residential accommodation; Rural industries; Sewerage systems; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Waste or resource management facilities; Wharf or boating facilities

Zone SP3 Tourist

1 Objectives of zone

- To provide for a variety of tourist-oriented development and related uses.

2 Permitted without consent

Nil

3 Permitted with consent

Agricultural produce industries; Amusement centres; Aquaculture; Artisan food and drink industries; Building identification signs; Business identification signs; Camping grounds; Caravan parks; Cellar door premises; Centre-based child care facilities; Charter and tourism boating facilities; Community facilities; Eco-tourist facilities; Educational establishments; Emergency services facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Food and drink premises; Function centres; Heliports; Information and education facilities;

Kiosks; Marinas; Medical centres; Mooring pens; Neighbourhood shops; Passenger transport facilities; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Roads; Service stations; Tourist and visitor accommodation; Water recreation structures

4 Prohibited

Any other development not specified in item 2 or 3

Zone SP4 Enterprise

1 Objectives of zone

- To provide for development and land uses that support enterprise and productivity.
- To provide a range of office and light industrial uses.
- To encourage employment opportunities.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.
- To create employment environments within large scale developments that are of high visual quality and relate favourably in architectural and landscape treatment to the large scale development.
- To ensure that development does not conflict with the hierarchy of business and retail centres in the Port Macquarie-Hastings region and the role of the Greater Port Macquarie Central Business District as the focal point for subregional functions and service delivery.

2 Permitted without consent

Nil

3 Permitted with consent

Building identification signs; Business identification signs; Garden centres; Hardware and building supplies; Light industries; Liquid fuel depots; Neighbourhood shops; Oyster aquaculture; Respite day care centres; Self-storage units; Take away food and drink premises; Tank-based aquaculture; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Funeral homes; Heavy industrial storage establishments; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industries; Marinas; Mooring pens; Open cut mining; Registered clubs; Research stations; Residential accommodation; Retail premises; Rural industries; Sewerage systems; Sex services premises; Tourist and visitor accommodation; Truck depots; Vehicle body repair workshops;

Vehicle repair stations; Veterinary hospitals; Waste or resource management facilities; Water recreation structures; Wharf or boating facilities

Zone W4 Working Waterfront

1 Objectives of zone

- To retain and encourage industrial and maritime activities on foreshores.
- To identify sites for maritime purposes and for activities requiring direct foreshore access.
- To ensure that development does not have an adverse impact on the environment and visual qualities of the foreshore.
- To encourage employment opportunities.
- To minimise any adverse effect of development on land uses in other zones.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.
- To ensure that industrial activities require direct waterfront access or are associated with other industrial activities that require direct waterfront access.

2 Permitted without consent

Nil

3 Permitted with consent

Aquaculture; Boat building and repair facilities; Boat launching ramps; Jetties; Kiosks; Light industries; Take away food and drink premises; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Airstrips; Amusement centres; Animal boarding or training establishments; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Commercial premises; Community facilities; Correctional centres; Crematoria; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Heavy industries; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Information and education facilities; Local distribution premises; Marinas; Mooring pens; Mortuaries; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Service stations; Sewerage systems; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water storage facilities; Wholesale supplies

- [5] **Clauses 4.1(1)(d), 4.2A, heading and (1)(b), 4.2B, heading and 4.2C, heading**
Omit “environment protection” wherever occurring. Insert instead “conservation”.
- [6] **Clauses 4.1AA(2)(e), 4.1B(2)(b) and (3)(a)(ii), 4.2B(2)(e), 4.2C(2)(e) and (4), 5.1(2), table and 5.1A(3), table**
Omit “E2” wherever occurring. Insert instead “C2”.
- [7] **Clauses 4.1AA(2)(f), 4.1B(2)(b) and (3)(a)(ii), 4.2A(2)(d), 4.2B(2)(f) and 4.2C(2)(f) and (4)**
Omit “E3” wherever occurring. Insert instead “C3”.
- [8] **Clauses 4.1B(2)(b) and (3)(a)(ii), 4.2A(2)(e), 4.2C(2)(g) and (4) and 5.9(2)(k)**
Omit “E4” wherever occurring. Insert instead “C4”.
- [9] **Clause 4.1B Minimum subdivision lot sizes for certain split zones**
Omit “business or industrial zone” wherever occurring in clause 4.1B(2)(a) and (3)(a)(i).
Insert instead “employment or mixed use zone or land in Zone SP4 Enterprise or Zone W4 Working Waterfront”.
- [10] **Clause 5.9 Dwelling house or secondary dwelling affected by natural disaster**
Omit clause 5.9(2)(i) and (j). Insert instead—
(i) E1 Local Centre,
- [11] **Clause 7.11, heading**
Omit “B1 Neighbourhood Centre”. Insert instead “E1”.
- [12] **Clause 7.11(1)**
Omit “and other local centres in the region, other than in Zone B1 Neighbourhood Centre.”
Insert instead “Zone E1 Local Centre and identified as “Area 2” on the Land Zoning Map”.
- [13] **Clause 7.11(1A)**
Insert after clause 7.11(1)—
(1A) This clause applies to land in Zone E1 Local Centre and identified as “Area 2” on the Land Zoning Map.
- [14] **Clause 7.11(2)**
Omit “in Zone B1 Neighbourhood Centre”. Insert instead “to which this clause applies”.
- [15] **Clause 7.12, heading and (1) and (2)**
Omit “B4” wherever occurring. Insert instead “MU1”.
- [16] **Clause 7.16, heading**
Omit “IN4 Working Waterfront” wherever occurring. Insert instead “W4”.
- [17] **Clause 7.16 (1) and (2)**
Omit “IN4” wherever occurring. Insert instead “W4”.
- [18] **Part 7 Additional local provisions**
Insert at the end of the Part, with appropriate clause numbering—

Development in Zone E3

- (1) The objective of this clause is to protect the primacy of the Port Macquarie Central Business District and the hierarchy of centres.
- (2) Development consent must not be granted for the purposes of office and business premises on land in Zone E3 Productivity Support if the office and business premises have a total gross floor area of more than 300m².

[19] Schedule 1 Additional permitted uses

Omit clause 6.

1.18 Port Stephens Local Environmental Plan 2013

[1] Clause 2.1 Land use zones

Omit the matter relating to **Business Zones** and **Industrial Zones**. Insert instead—

Employment Zones

E1 Local Centre

E2 Commercial Centre

E3 Productivity Support

E4 General Industrial

Mixed Use Zones

MU1 Mixed Use

[2] Clause 2.1

Insert at the end of the matter relating to **Waterway Zones**—

W4 Working Waterfront

[3] Land Use Table

Omit the matter relating to Zones B1, B2, B3, B4, B5, B7, IN1, IN2 and IN4. Insert instead—

Zone E1 Local Centre

1 Objectives of zone

- To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.
- To encourage investment in local commercial development that generates employment opportunities and economic growth.
- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.

2 Permitted without consent

Environmental protection works; Home occupations

3 Permitted with consent

Amusement centres; Attached dwellings; Boarding houses; Boat building and repair facilities; Boat launching ramps; Boat sheds; Car

parks; Centre-based child care facilities; Charter and tourism boating facilities; Commercial premises; Community facilities; Electricity generating works; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Highway service centres; Home-based child care; Home businesses; Hostels; Hotel or motel accommodation; Industrial retail outlets; Information and education facilities; Jetties; Light industries; Local distribution premises; Marinas; Medical centres; Multi dwelling housing; Oyster aquaculture; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Registered clubs; Research stations; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Signage; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Water recreation structures; Water reticulation systems

4 Prohibited

Farm stay accommodation; Any other development not specified in item 2 or 3

Zone E2 Commercial Centre

1 Objectives of zone

- To strengthen the role of the commercial centre as the centre of business, retail, community and cultural activity.
- To encourage investment in commercial development that generates employment opportunities and economic growth.
- To encourage development that has a high level of accessibility and amenity, particularly for pedestrians.
- To enable residential development only if it is consistent with the Council's strategic planning for residential development in the area.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To facilitate the growth of Raymond Terrace as a regional centre.

2 Permitted without consent

Home occupations

3 Permitted with consent

Amusement centres; Artisan food and drink industries; Backpackers' accommodation; Boarding houses; Boat building and repair facilities; Boat launching ramps; Boat sheds; Car parks; Centre-based child care facilities; Charter and tourism boating facilities; Commercial premises; Community facilities; Dwelling houses; Entertainment facilities; Environmental facilities; Environmental protection works; Function centres; Highway service centres; Home-based child care; Home businesses; Hostels; Hotel or motel accommodation; Industrial retail outlets; Information and education facilities; Jetties; Light industries; Local distribution premises; Marinas; Medical centres; Mortuaries; Multi dwelling housing; Oyster aquaculture; Passenger transport

facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Research stations; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Signage; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Water recreation structures; Water reticulation systems

4 Prohibited

Farm stay accommodation; Any other development not specified in item 2 or 3

Zone E3 Productivity Support

1 Objectives of zone

- To provide a range of facilities and services, light industries, warehouses and offices.
- To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
- To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
- To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
- To provide opportunities for new and emerging light industries.
- To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.

2 Permitted without consent

Nil

3 Permitted with consent

Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Business premises; Car parks; Centre-based child care facilities; Community facilities; Correctional centres; Depots; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Food and drink premises; Freight transport facilities; Function centres; Garden centres; General industries; Hardware and building supplies; Helipads; Highway service centres; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Jetties; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Marinas; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Restricted premises; Roads; Rural supplies; Service stations; Signage; Specialised retail

premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Water recreation structures; Water reticulation systems; Wharf or boating facilities; Wholesale supplies

4 Prohibited

Pubs; Any other development not specified in item 2 or 3

Zone E4 General Industrial

1 Objectives of zone

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.

2 Permitted without consent

Nil

3 Permitted with consent

Airstrips; Boat building and repair facilities; Boat launching ramps; Boat sheds; Correctional centres; Crematoria; Depots; Environmental facilities; Environmental protection works; Flood mitigation works; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Heavy industrial storage establishments; Heavy industries; Helipads; Heliports; Highway service centres; Industrial retail outlets; Industrial training facilities; Information and education facilities; Jetties; Landscaping material supplies; Light industries; Local distribution premises; Mortuaries; Neighbourhood shops; Oyster aquaculture; Places of public worship; Plant nurseries; Port facilities; Recreation facilities (indoor); Research stations; Restricted premises; Roads; Rural supplies; Sawmill or log processing works; Service stations; Sex services premises; Signage; Stock and sale yards; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Water supply systems; Wharf or boating facilities; Wholesale supplies

4 Prohibited

Any development not specified in item 2 or 3

Zone MU1 Mixed Use

1 Objectives of zone

- To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.

- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To encourage a mix of residential and non-residential uses to align with strategic plans.

2 Permitted without consent

Home occupations

3 Permitted with consent

Amusement centres; Attached dwellings; Boarding houses; Boat building and repair facilities; Boat launching ramps; Boat sheds; Car parks; Centre-based child care facilities; Charter and tourism boating facilities; Commercial premises; Community facilities; Dwelling houses; Electricity generating works; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Highway service centres; Home-based child care; Home businesses; Hostels; Industrial retail outlets; Information and education facilities; Jetties; Light industries; Local distribution premises; Marinas; Medical centres; Mortuaries; Multi dwelling housing; Oyster aquaculture; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Semi-detached dwellings; Service stations; Shop top housing; Signage; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Water recreation structures; Water reticulation systems

4 Prohibited

Any development not specified in item 2 or 3

Zone W4 Working Waterfront

1 Objectives of zone

- To retain and encourage industrial and maritime activities on foreshores.
- To identify sites for maritime purposes and for activities requiring direct foreshore access.
- To ensure that development does not have an adverse impact on the environment and visual qualities of the foreshore.
- To encourage employment opportunities.
- To minimise any adverse effect of development on land uses in other zones.

2 Permitted without consent

Nil

3 Permitted with consent

Aquaculture; Boat building and repair facilities; Boat launching ramps; Boat sheds; Charter and tourism boating facilities; Crematoria; Depots; Electricity generating works; Environmental facilities; Environmental protection works; Flood mitigation works; Freight transport facilities; Garden centres; General industries; Heliports; Home businesses; Industrial retail outlets; Jetties; Landscaping material supplies; Light industries; Marinas; Mooring pens; Moorings; Mortuaries; Port facilities; Roads; Rural supplies; Service stations; Sewage treatment plants; Sex services premises; Signage; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Warehouse or distribution centres; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

4 Prohibited

Any development not specified in item 2 or 3

- [4] **Clauses 4.1AA(2)(e), 4.1A(2)(d), 4.1D(2)(b) and (3)(a)(ii), 4.1E(2)(e) and (3)(e), 4.2A(2)(d) and 7.15(2)(c)**
Omit “E2” wherever occurring. Insert instead “C2”.
- [5] **Clauses 4.1AA(2)(f), 4.1A(2)(e), 4.1D(2)(b) and (3)(a)(ii), 4.1E(2)(f) and (3)(e), 4.2A(2)(f) and 7.15(2)(d)**
Omit “E3” wherever occurring. Insert instead “C3”.
- [6] **Clauses 4.1AA(2)(g), 4.1A(2)(f), 4.1D(2)(b) and (3)(a)(ii), 4.1E(2)(g) and (3)(e), 4.2A(2)(e) and 7.15(2)(d)**
Omit “E4” wherever occurring. Insert instead “C4”.
- [7] **Clauses 4.1A, 4.1E and 7.15, headings**
Omit “environment protection” wherever occurring. Insert instead “conservation”.
- [8] **Clauses 4.1B(2), 4.1C(3)(d) and 7.14(2)**
Omit “B4” wherever occurring. Insert instead “MU1”.
- [9] **Clause 4.1D Minimum lot sizes for certain split zones**
Omit “business or industrial zone” wherever occurring in clause 4.1D(2)(a) and (3)(a)(i).
Insert instead “employment or mixed use zone or land in Zone W4 Working Waterfront”.
- [10] **Clause 5.9 Dwelling house or secondary dwelling affected by natural disaster**
Omit clause 5.9(2)(a)–(t). Insert instead—
(a) a rural zone,
(b) a residential zone,
(d) a mixed use zone,
(e) an employment zone,
(f) Zone C2 Environmental Conservation,

- (g) Zone C3 Environmental Management,
- (h) Zone C4 Environmental Living,
- (i) Zone W4 Working Waterfront.

[11] Clause 7.14, heading

Omit “B4”. Insert instead “MU1”.

[12] Clause 7.23, heading and (2)

Omit “B2” wherever occurring. Insert instead “E1”.

1.19 Singleton Local Environmental Plan 2013

[1] Clause 2.1 Land use zones

Omit the matter relating to **Business Zones** and **Industrial Zones**. Insert instead—

Employment Zones

E1 Local Centre

E2 Commercial Centre

E3 Productivity Support

E5 Heavy Industrial

Mixed Use Zones

MU1 Mixed Use

[2] Land Use Table

Omit the matter relating to Zones B1, B3–B6 and IN3. Insert instead—

Zone E1 Local Centre

1 Objectives of zone

- To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.
- To encourage investment in local commercial development that generates employment opportunities and economic growth.
- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council’s strategic planning for residential development in the area.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.

2 Permitted without consent

Home occupations

3 Permitted with consent

Amusement centres; Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Home industries; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation facilities (indoor); Residential flat buildings; Respite day care centres; Service

stations; Shop top housing; Tank-based aquaculture; Veterinary hospitals; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home-based child care; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Wharf or boating facilities; Wholesale supplies

Zone E2 Commercial Centre

1 Objectives of zone

- To strengthen the role of the commercial centre as the centre of business, retail, community and cultural activity.
- To encourage investment in commercial development that generates employment opportunities and economic growth.
- To encourage development that has a high level of accessibility and amenity, particularly for pedestrians.
- To enable residential development only if it is consistent with the Council's strategic planning for residential development in the area.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.

2 Permitted without consent

Home occupations

3 Permitted with consent

Amusement centres; Artisan food and drink industries; Backpackers' accommodation; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Home industries; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Mortuaries; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restricted premises; Shop top housing; Tank-based

aquaculture; Vehicle repair stations; Veterinary hospitals; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home-based child care; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Recreation facilities (major); Research stations; Residential accommodation; Resource recovery facilities; Rural industries; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Wharf or boating facilities; Wholesale supplies

Zone E3 Productivity Support

1 Objectives of zone

- To provide a range of facilities and services, light industries, warehouses and offices.
- To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
- To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
- To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
- To provide opportunities for new and emerging light industries.
- To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.
- To encourage warehouse uses, and specialised retail premises, that require a large floor area in locations away from the New England Highway.

2 Permitted without consent

Nil

3 Permitted with consent

Animal boarding or training establishments; Boat building and repair facilities; Business premises; Centre-based child care facilities; Community facilities; Depots; Food and drink premises; Function centres; Garden centres; Hardware and building supplies; Home industries; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities;

Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Rural supplies; Service stations; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Registered clubs; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Tourist and visitor accommodation; Truck depots; Waste disposal facilities; Water recreation structures; Wharf or boating facilities

Zone E5 Heavy Industrial

1 Objectives of zone

- To provide areas for industries that need to be separated from other land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.

2 Permitted without consent

Nil

3 Permitted with consent

Data centres; Depots; Freight transport facilities; General industries; Hazardous storage establishments; Heavy industries; Industrial training facilities; Kiosks; Offensive storage establishments; Oyster aquaculture; Take away food and drink premises; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Amusement centres; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Centre-based

child care facilities; Charter and tourism boating facilities; Commercial premises; Community facilities; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Information and education facilities; Jetties; Light industries; Local distribution premises; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Sex services premises; Storage premises; Tourist and visitor accommodation; Veterinary hospitals; Water recreation structures; Wharf or boating facilities; Wholesale supplies

Zone MU1 Mixed Use

1 Objectives of zone

- To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.

2 Permitted without consent

Home occupations

3 Permitted with consent

Amusement centres; Boarding houses; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Hostels; Information and education facilities; Light industries; Local distribution premises; Medical centres; Multi dwelling housing; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial

storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Recreation facilities (major); Residential accommodation; Resource recovery facilities; Rural industries; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Wharf or boating facilities

- [3] **Clause 4.1AA Minimum subdivision lot size for community title schemes**
Omit “E3” from clause 4.1AA(2)(f). Insert instead “C3”.
- [4] **Clause 4.1AA(2)(g)**
Omit “E4”. Insert instead “C4”.
- [5] **Clause 4.1A, heading**
Omit “environment protection”. Insert instead “conservation”.
- [6] **Clause 4.1A(2)(f)**
Omit “E3”. Insert instead “C3”.
- [7] **Clause 4.1A(2)(g)**
Omit “E4”. Insert instead “C4”.
- [8] **Clause 4.1A(3)(d)**
Omit “E3”. Insert instead “C3”.
- [9] **Clause 4.1C, heading**
Omit “environmental”. Insert instead “conservation”.
- [10] **Clause 4.1C(3)(d)**
Omit “E3”. Insert instead “C3”.
- [11] **Clauses 4.2A, heading and (1)(b) and 7.7, heading and (1)**
Omit “environment protection” wherever occurring. Insert instead “conservation”.
- [12] **Clause 4.2A(2)(d)**
Omit “E3”. Insert instead “C3”.
- [13] **Clause 5.3 Development near zone boundaries**
Omit “E4” from clause 5.3(3)(ab). Insert instead “C4”.
- [14] **Clause 5.9 Dwelling house or secondary dwelling affected by natural disaster**
Omit “E1” from clause 5.9(2)(e). Insert instead “C1”.
- [15] **Clause 5.9(2)(f)**
Omit “E2”. Insert instead “C2”.
- [16] **Clause 5.9(2)(g)**
Omit “E3”. Insert instead “C3”.

[17] Clause 7.7(2)(c)

Omit “E3”. Insert instead “C3”.

[18] Clause 7.9A(2) and Schedule 1, clause 4(2)

Omit “B4” wherever occurring. Insert instead “MU1”.

[19] Schedule 1 Additional permitted uses

Omit “Area C” from clause 3(1). Insert instead “Area D”.

[20] Schedule 1, clause 4(1)

Omit “Area D”. Insert instead “Area C”.

1.20 Sydney Local Environmental Plan (Green Square Town Centre) 2013

[1] Clause 2.1 Land use zones

Omit the matter relating to **Business Zones**. Insert instead—

Mixed Use Zones

MU1 Mixed Use

[2] Land Use Table

Omit the matter relating to Zone B4. Insert instead—

Zone MU1 Mixed Use

1 Objectives of zone

- To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To enable land uses that support the viability of centres.
- To integrate suitable business, office, residential, retail and other development in accessible locations to maximise public transport patronage and encourage walking and cycling.

2 Permitted without consent

Home occupations

3 Permitted with consent

Amusement centres; Boarding houses; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Information and education facilities; Light industries; Local distribution premises; Medical centres; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Shop

top housing; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Any other development not specified in item 2 or 4

4 Prohibited

Extractive industries; Heavy industrial storage establishments; Heavy industries; Pond-based aquaculture

1.21 Sydney Local Environmental Plan (Green Square Town Centre—Stage 2) 2013

[1] Clause 2.1 Land use zones

Omit the matter relating to **Business Zones**. Insert instead—

Mixed Use Zones

MU1 Mixed Use

[2] Land Use Table

Omit the matter relating to Zone B4. Insert instead—

Zone MU1 Mixed Use

1 Objectives of zone

- To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To enable land uses that support the viability of centres.
- To integrate suitable business, office, residential, retail and other development in accessible locations to maximise public transport patronage and encourage walking and cycling.

2 Permitted without consent

Home occupations

3 Permitted with consent

Amusement centres; Boarding houses; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Information and education facilities; Light industries; Local distribution premises; Medical centres; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Any other development not specified in item 2 or 4

4 Prohibited

Extractive industries; Heavy industrial storage establishments; Heavy industries; Pond-based aquaculture

[3] Clause 6.6 Active street frontages

Omit “B4” from clause 6.6(1). Insert instead “MU1”.

1.22 Sydney Local Environmental Plan (Harold Park) 2011

[1] Clause 2.1 Land use zones

Omit the matter relating to **Business Zones**. Insert instead—

Mixed Use Zones

MU1 Mixed Use

[2] Land Use Table

Omit the matter relating to Zone B4. Insert instead—

Zone MU1 Mixed Use

1 Objectives of zone

- To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To enable land uses that support the viability of centres.
- To integrate suitable business, office, residential, retail and other development in accessible locations to maximise public transport patronage and encourage walking and cycling.

2 Permitted without consent

Home occupations; Horticulture

3 Permitted with consent

Amusement centres; Boarding houses; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Information and education facilities; Light industries; Local distribution premises; Medical centres; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Any other development not specified in item 2 or 4

4 Prohibited

Eco-tourist facilities; Extractive industries; Heavy industrial storage establishments; Heavy industries; Pond-based aquaculture

1.23 The Hills Local Environmental Plan 2019

[1] Clause 2.1 Land use zones

Omit the matter relating to **Business Zones** and **Industrial Zones**. Insert instead—

Rural Zones

RU5 Village

Employment Zones

E1 Local Centre

E3 Productivity Support

E4 General Industrial

Mixed Use Zones

MU1 Mixed Use

Special Purpose Zones

SP4 Enterprise

[2] Land Use Table

Omit the matter relating to Zones B1, B2, B4, B5, B6, B7, IN1 and IN2. Insert instead—

Zone RU5 Village

1 Objectives of zone

- To provide for a range of land uses, services and facilities that are associated with a rural village.
- To ensure the scale and type of development is compatible with the character and amenity of a rural village.
- To allow for residential development that contributes to the economic and social vitality of the village centre and does not detract from the primary objective of the zone.
- To promote transit oriented development principles and encourage walking and cycling to and from the centre.

2 Permitted without consent

Home businesses; Home occupations

3 Permitted with consent

Artisan food and drink industries; Attached dwellings; Building identification signs; Business identification signs; Business premises; Cellar door premises; Centre-based child care facilities; Community facilities; Dwelling houses; Kiosks; Markets; Medical centres; Neighbourhood shops; Neighbourhood supermarkets; Oyster aquaculture; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Roadside stalls; Schools; Shop top housing; Take away food and drink premises; Tank-based aquaculture; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Health services facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Local distribution premises; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Port facilities; Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

Zone E1 Local Centre

1 Objectives of zone

- To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.
- To encourage investment in local commercial development that generates employment opportunities and economic growth.
- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To ensure the scale and type of development is compatible with the character and amenity of the surrounding area.
- To allow for residential development that contributes to the economic and social vitality of the centre and does not detract from the primary objective of the zone.
- To promote transit oriented development principles and encourage walking and cycling to and from the centre.

2 Permitted without consent

Home businesses; Home occupations

3 Permitted with consent

Amusement centres; Artisan food and drink premises; Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Home industries; Hotel or motel accommodation; Information and education facilities;

Local distribution premises; Medical centres; Multi dwelling housing; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation facilities (indoor); Respite day care centres; Service stations; Shop top housing; Tank-based aquaculture; Veterinary hospitals; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Car parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Recreation facilities (major); Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

Zone E3 Productivity Support

1 Objectives of zone

- To provide a range of facilities and services, light industries, warehouses and offices.
- To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
- To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
- To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
- To provide opportunities for new and emerging light industries.
- To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.
- To provide for specialised retail premises that meet community demand.

2 Permitted without consent

Nil

3 Permitted with consent

Animal boarding or training establishments; Boat building and repair facilities; Building identification signs; Business identification signs;

Business premises; Centre-based child care facilities; Community facilities; Depots; Food and drink premises; Function centres; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Rural supplies; Service stations; Serviced apartments; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home businesses; Home occupations; Home occupations (sex services); Home-based child care; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Port facilities; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Signage; Tourist and visitor accommodation; Waste disposal facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

Zone E4 General Industrial

1 Objectives of zone

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.
- To provide for a range of urban support services to serve the needs of residents in surrounding areas and workers in the locality.
- To facilitate the development of freight and logistics operations to enhance the viability and use of land in employment zones.
- To provide temporary overnight accommodation for the working population and businesses in the area.

2 Permitted without consent

Nil

3 Permitted with consent

Building identification signs; Business identification signs; Depots; Food and drink premises; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Heliports; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Light industries; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Self-storage units; Serviced apartments; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Function centres; Health services facilities; Highway service centres; Heavy industrial storage establishments; Home businesses; Home occupations; Home occupations (sex services); Home-based child care; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Port facilities; Public administration buildings; Recreation facilities (major); Research stations; Residential accommodation; Restricted premises; Rural industries; Signage; Storage premises; Tourist and visitor accommodation; Water recreation structures; Water supply systems; Wharf or boating facilities

Zone MU1 Mixed Use

1 Objectives of zone

- To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To encourage leisure and entertainment facilities in the major centres that generate activity throughout the day and evening.
- To provide for high density housing that is integrated with civic spaces.

2 Permitted without consent

Home businesses; Home occupations

3 Permitted with consent

Amusement centres; Boarding houses; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Information and education facilities; Light industries; Local distribution premises; Medical centres; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Recreation facilities (major); Research stations; Residential accommodation; Resource recovery facilities; Rural industries; Sewerage systems; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

Zone SP4 Enterprise

1 Objectives of zone

- To provide for development and land uses that support enterprise and productivity.
- To encourage economic growth, business investment and employment opportunities.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.
- To provide a range of office and light industrial uses.
- To make provision for high technology industries that use and develop advanced technologies, products and processes.

2 Permitted without consent

Nil

3 Permitted with consent

Building identification signs; Business identification signs; Business premises; Garden centres; Hardware and building supplies; Heliports; Hotel or motel accommodation; Kiosks; Landscaping material supplies; Light industries; Neighbourhood shops; Office premises; Oyster

aquaculture; Plant nurseries; Self-storage units; Serviced apartments; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Port facilities; Recreation facilities (major); Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Waste disposal facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

- [3] **Clauses 4.1AA(2)(i) and (j), 4.1A(2), table, 4.2A(2)(d) and (e), 5.3(3)(aa), 5.9(2)(f) and (g) and 7.13(1)(a)**
Omit “E3” and “E4” wherever occurring. Insert instead “C3” and “C4”, respectively.
- [4] **Clause 4.1A(2), table**
Omit “B2” and “B4” wherever occurring. Insert instead “E1” and “MU1”, respectively.
- [5] **Clause 4.2A, heading and (1)(b)**
Omit “environment protection” wherever occurring. Insert instead “conservation”.
- [6] **Clause 5.9 Dwelling house or secondary dwelling affected by natural disaster**
Insert after clause 5.9(2)(b)—
(b1) RU5 Village
- [7] **Clause 7.12(1), 8.2, table, 8.4(b) and 9.1, table**
Omit “B2” wherever occurring. Insert instead “E1”.
- [8] **Clause 7.19, heading**
Omit “B4 and B7”. Insert instead “MU1 and SP4”.
- [9] **Clause 7.19(2)(a) and (4)**
Omit “B4”. Insert instead “MU1”.
- [10] **Clauses 7.19(2)(b), 7.23(1), 8.1 and 8.4(c)**
Omit “B7 Business Park”. Insert instead “SP4 Enterprise”.

- [11] **Clause 8.1, heading**
Omit “B7”. Insert instead “SP4”.
- [12] **Clauses 8.7, heading and 8.8, heading**
Omit “B2 and B7” wherever occurring. Insert instead “E1 and SP4”.
- [13] **Clause 9.6, heading**
Omit “B2”. Insert instead “E1”.
- [14] **Schedule 1 Additional permitted uses**
Omit “B4” from Column 1 of the table to clause 1. Insert instead “MU1”.
- [15] **Schedule 1, clause 6, heading**
Omit “B7”. Insert instead “SP4”.
- [16] **Schedule 1, clause 6(1)**
Omit “B7 Business Park”. Insert instead “SP4”.
- [17] **Schedule 1, clause 16**
Omit the clause.
- [18] **Schedule 1, clause 17(1)**
Omit “E2 Environmental Conservation”. Insert instead “C2”.
- [19] **Schedule 1**
Insert at the end of the Schedule, with appropriate clause numbering—
- Use of certain land for residential flat buildings**
- (1) This clause applies to land in Zone E1 identified as “26” on the Additional Permitted Uses Map.
- (2) Development for the purposes of residential flat buildings is permitted with development consent.
- [20] **Schedule 2 Exempt development**
Omit the heading of the matter relating to **Signage—real estate signs**.
Insert instead—
- Signage—real estate signs—advertising on premises or land for sale or rent**
- [21] **Schedule 2, matter relating to Signage—real estate signs**
Insert before subclause (1)—
- (1A) Must be carried out on land in—
- (a) a rural zone, or
- (b) a residential zone, or
- (c) Zone E4, or
- (d) Zone C3 or C4.

[22] Schedule 2, matter relating to Signage—Advertising affixed to pole of street sign, subclause (5)

Omit “E4”. Insert instead “C4”.

1.24 Waverley Local Environmental Plan 2012

[1] Clause 2.1 Land use zones

Omit the matter relating to **Business Zones**. Insert instead—

Employment Zones

E1 Local Centre

E2 Commercial Centre

Mixed Use Zones

MU1 Mixed Use

[2] Land Use Table

Omit the matter relating to Zones B1, B3 and B4. Insert instead—

Zone E1 Local Centre

1 Objectives of zone

- To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.
- To encourage investment in local commercial development that generates employment opportunities and economic growth.
- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council’s strategic planning for residential development in the area.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To strengthen the viability of Waverley’s existing business centres as places of vitality for investment, employment and cultural activity.
- To maximise public transport patronage and encourage walking and cycling.
- To encourage the provision of affordable housing.
- To provide for a range of other uses, including light industrial, that serve the surrounding neighbourhood without impacting on the amenity of the adjoining uses.
- To ensure development is of a height and scale that achieves the desired future character of the neighbourhood.
- To promote employment growth by giving preference to commercial development over residential development.
- To provide active ground floor uses to create vibrant centres.

2 Permitted without consent

Home occupations

3 Permitted with consent

Amusement centres; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Group homes; Hostels; Hotel or motel accommodation; Information and education facilities; Light industries; Local distribution premises; Medical centres; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation facilities (indoor); Respite day care centres; Service stations; Shop top housing; Tank-based aquaculture; Veterinary hospitals; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Passenger transport facilities; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

Zone E2 Commercial Centre

1 Objectives of zone

- To strengthen the role of the commercial centre as the centre of business, retail, community and cultural activity.
- To encourage investment in commercial development that generates employment opportunities and economic growth.
- To encourage development that has a high level of accessibility and amenity, particularly for pedestrians.
- To enable residential development only if it is consistent with the Council's strategic planning for residential development in the area.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To provide direct, convenient and safe pedestrian links between the Bondi Junction bus concourse, rail station and Oxford Street Mall, and reinforce the bus and rail interchange as a major passenger transport facility.

- To prioritise employment opportunities and health-related uses to ensure Bondi Junction carries out its role as a strategic centre within Greater Sydney.

2 Permitted without consent

Home occupations

3 Permitted with consent

Amusement centres; Artisan food and drink industries; Backpackers' accommodation; Building identification signs; Business identification signs; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Light industries; Local distribution premises; Medical centres; Mortuaries; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restricted premises; Self-storage units; Tank-based aquaculture; Vehicle repair stations; Veterinary hospitals; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Recreation facilities (major); Research stations; Residential accommodation; Resource recovery facilities; Rural industries; Serviced apartments; Sewerage systems; Signage; Storage premises; Transport depots; Truck depots; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

Zone MU1 Mixed Use

1 Objectives of zone

- To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.

- To encourage commercial uses within existing heritage buildings and within other existing buildings surrounding land in Zone E2 Commercial Centre.
- To provide direct, convenient and safe pedestrian links between the Bondi Junction bus concourse and rail station and Oxford Street Mall, and reinforce the bus and rail interchange as a major passenger transport facility.
- To prioritise employment opportunities and health related uses to ensure Bondi Junction carries out its role as a strategic centre within Greater Sydney.
- To provide for a range of other uses, including light industrial, that serve the surrounding neighbourhood without impacting on the amenity of the adjoining uses.
- To encourage the provision of affordable housing.

2 Permitted without consent

Home occupations

3 Permitted with consent

Amusement centres; Boarding houses; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Hostels; Information and education facilities; Light industries; Local distribution premises; Medical centres; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Self-storage units; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Recreation facilities (major); Research stations; Residential accommodation; Rural industries; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Water recreation structures; Water supply systems; Wharf or boating facilities

[3] Clause 4.3 Height of buildings

Omit “Zone B3 Commercial Core” from clause 4.3(1)(b).

Insert instead “Zone E2 Commercial Centre”.

[4] Clause 4.6 Exceptions to development standards

Omit clause 4.6(6), note.

[5] Clauses 5.1(2), table, 5.1A, table and 6.12(1)

Omit “Zone B4 Mixed Use” wherever occurring.

Insert instead “Zone MU1 Mixed Use”.

[6] Clause 6.5 Active street frontages

Omit clause 6.5(1)(a)–(d). Insert instead—

- (a) Zone E2 Commercial Centre,
- (b) Zone MU1 Mixed Use.

[7] Clause 6.9 Design excellence

Omit clause 6.9(2)(a)(ii). Insert instead—

- (ii) in Zone E1 Local Centre, and

[8] Clause 6.15 Stormwater management

Omit clause 6.15(2)(d)–(g). Insert instead—

- (d) Zone E1 Local Centre,
- (e) Zone E2 Commercial Centre,
- (f) Zone MU1 Mixed Use.

[9] Part 6 Additional local provisions

Insert at the end of the Part, with appropriate clause numbering—

Development in Zone E1

- (1) The objectives of this clause are as follows—
 - (a) to ensure the scale and function of development in Zone E1 Local Centre are appropriate for the location,
 - (b) to ensure development in Zone E1 Local Centre is compatible with the desired future character and amenity of surrounding residential areas.
- (2) This clause applies to land in Zone E1 Local Centre.
- (3) Development consent must not be granted to development on land to which this clause applies unless the consent authority has considered—
 - (a) the impact of the development on—
 - (i) the amenity of surrounding residential areas, and
 - (ii) the desired future character of the area.
 - (b) whether the development is consistent with the hierarchy of centres.

[10] Schedule 1 Additional permitted uses

Omit “Zone B1 Neighbourhood Centre” from clause 2, heading.

Insert instead “Zone E1”.

[11] Schedule 1, clause 5

Omit the clause.