



New South Wales

# **State Environmental Planning Policy Amendment (Land Use Zones) (No 3) 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 3) 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 3) 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This Policy is repealed at the beginning of the day following the day on which this Policy commences.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 Bayside Local Environmental Plan 2021

#### [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 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 development within the zone does not detract from the economic viability of commercial centres.
- To ensure the scale of development is compatible with the existing streetscape and does not adversely impact on residential amenity.
- To ensure built form and land uses are commensurate with the level of accessibility, to and from the centre, by public transport, walking and cycling.
- To create lively town centres with pedestrian focused public domain activated by adjacent building uses and landscape elements.
- To accommodate population growth in the Rockdale town centre through high density residential uses that complement retail, commercial and cultural premises in the town centre.

#### 2 Permitted without consent

Home-based child care; Home businesses; Home occupations

**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; 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); 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**

Advertising structures; Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; 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 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; Moorings; Mooring pens; Open cut mining; Port facilities; Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Restricted premises; 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 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 ensure built form and land uses are commensurate with the level of accessibility, to and from the centre, by public transport, walking and cycling.

**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**

Advertising structures; Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; 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 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; Moorings; Mooring Pens; Open cut mining; Port facilities; Recreation facilities (major); Research stations; 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; Water recycling facilities; 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 promote redevelopment that is likely to contribute to the locality, including by improving the visual character of the

locality, improving access and parking, reducing land use conflicts and increasing amenity for nearby residential development.

- To encourage uses in arts, technology, production and design sectors.
- To promote businesses along main roads and to encourage a mix of compatible uses.

**2 Permitted without consent**

Home occupations

**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; 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**

Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Biosolids treatment 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; Entertainment facilities; 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-based child care; Home businesses; Home occupations (sex services); Industries; Jetties; Marinas; Moorings; Mooring Pens; Mortuaries; Open cut mining; Port facilities; Registered clubs; Residential accommodation; Restricted premises; Retail premises; Rural industries; Sewage treatment plants; Sex services premises; Tourist and visitor accommodation; Transport depots; Truck depots; Waste or resource management facilities; Water recreation structures; Water recycling 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 adequate protection of industrial land and uses, in line with the strategic direction to retain and manage industrial land and land for urban services.

### **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; Light industries; Local distribution premises; Neighbourhood shops; 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; 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; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Extractive industries; 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; Moorings; Mooring Pens; Open cut mining; Passenger transport facilities; Port facilities; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; 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.
- To ensure built form and land uses are commensurate with the level of accessibility, to and from the zone, by public transport, walking and cycling.

**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; 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; Waste or resource transfer stations; Vehicle repair stations; Any other development not specified in item 2 or 4

**4 Prohibited**

Advertising structures; Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; 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 villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industrial training facilities; Industries; Jetties; Marinas; Moorings; Mooring Pens; Open cut mining; Port facilities; Recreation facilities (major); Research stations; Residential accommodation; Rural industries; Sewage treatment plants; 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

**[3] Clauses 5.1(2) and 5.1A(3)**

Omit “Zone B2” wherever occurring from the tables. Insert instead “Zone E1”.

**[4] Clauses 5.1(2) and 5.1A(3)**

Omit “Zone B4” wherever occurring from the tables. Insert instead “Zone MU1”.

**[5] Schedule 1 Additional permitted uses**

Omit clauses 1, 2, 4, 11, 24 and 26.



**[6] Schedule 1**

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

**Use of land at 32 Bay Street, Rockdale**

- (1) This clause applies to Lot 14, Section 1, DP 1547 and Lot 1, DP 1094695, 32 Bay Street, Rockdale, identified as “36” on the Additional Permitted Uses Map.
- (2) Development for the purposes of a single registered club is permitted with development consent.

**Use of land at 471 Princes Highway, Rockdale**

- (1) This clause applies to Lot 2, DP 112857, 471 Princes Highway, Rockdale, identified as “37” on the Additional Permitted Uses Map.
- (2) Development for the purposes of restricted premises is permitted with development consent.

**Use of land at 17 The Seven Ways, Rockdale**

- (1) This clause applies to Lot 8, DP 12036, 17 The Seven Ways, Rockdale, identified as “38” on the Additional Permitted Uses Map.
- (2) Development for the purposes of sex services premises is permitted with development consent.

**Use of certain land in Zone E3**

- (1) This clause applies to land in Zone E3, identified as “39” on the Additional Permitted Uses Map.
- (2) Development for the purposes of waste or resource transfer stations is permitted with development consent.

**Use of land at 55 Kent Road and 293 Coward Street, Mascot**

- (1) This clause applies to the following land at Mascot, identified as “40” on the Additional Permitted Uses Map—
  - (a) Lot X, DP 408199, 55 Kent Road, and
  - (b) Lot 2, DP 1063293, 293 Coward Street.
- (2) Development for the purposes of restaurants or cafes is permitted with development consent.

**Use of certain land in Zone E4**

- (1) This clause applies to land in Zone E4, identified as “41” on the Additional Permitted Uses Map.
- (2) Development for the purposes of recreation facilities (indoor) is permitted with development consent.

**Use of land at 12 and 13 Production Avenue, Kogarah**

- (1) This clause applies to Lots 30 and 12, DP 29275, 12 and 13 Production Avenue, Kogarah, identified as “42” on the Additional Permitted Uses Map.
- (2) Development for the purposes of restricted premises is permitted with development consent.

**Use of certain land in Zones E1 and E3**

- (1) This clause applies to land in Zones E1 and E3, identified as “43” on the Additional Permitted Uses Map.
- (2) Development for the purposes of tourist and visitor accommodation is permitted with development consent.

**Use of certain land in Zone E3**

- (1) This clause applies to land in Zone E3, identified as “44” on the Additional Permitted Uses Map.
- (2) Development for the purposes of advertising structures is permitted with development consent.

## **1.2 Bega Valley 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
- E5 Heavy Industrial

**Mixed Use Zones**

- MU1 Mixed Use

### **[2] Clause 2.1, matter relating to Waterway Zones**

Insert in appropriate order—

- W4 Working Waterfront

### **[3] Land Use Table**

Omit the matter relating to Zones B1, B2, B4, B5, 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 strengthen the viability of existing business centres as places for investment, employment and cultural activity.

- 2 Permitted without consent**  
Environmental protection works; Home businesses; Home industries;  
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; 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; 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; 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; 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.
- 2 Permitted without consent**  
Environmental protection works; Home businesses; Home industries;  
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; Creative industries; Entertainment facilities; Function centres; 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; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; 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; 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.

**2 Permitted without consent**

Environmental protection works

**3 Permitted with consent**

Agricultural produce industries; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Business premises; Car parks; Centre-based child care facilities; Community facilities; Crematoria; Depots; Environmental facilities; Food and drink premises; Freight transport 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; Jetties; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Marinas; Markets; Medical centres; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Pond-based aquaculture; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Resource recovery facilities; Restricted premises; Roads; Rural supplies; Service stations; Sewerage systems; Shops; 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 supply systems; Wharf or boating facilities; Wholesale supplies

**4 Prohibited**

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.
- To ensure that development has regard to the environmental constraints of the land and minimises adverse impacts on biodiversity, water resources and natural landforms.

**2 Permitted without consent**

Environmental protection works

**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; Local distribution premises; Neighbourhood shops; Office premises; 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; Animal boarding or training establishments; 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; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Hazardous storage establishments; Health services facilities; Helipads; Home occupations (sex services); Marinas; Medical centres; Mooring pens; Moorings; Mortuaries; Offensive storage establishments; Open cut mining; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Respite day care centres; Self-storage units; Tourist and visitor accommodation; Water recreation structures

**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 ensure the carrying out of development has regard to environmental constraints on land and minimises adverse impacts on biodiversity, water resources and natural landforms.

**2 Permitted without consent**

Environmental protection works

**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; Pond-based aquaculture; 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; Artisan food and drink industries; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Creative industries; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Function centres; Health services facilities; Helipads; Home

occupations (sex services); Local distribution premises; Marinas; Medical centres; Mooring pens; Moorings; Mortuaries; Open cut mining; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Respite day care centres; 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 enable residential development that contributes to a vibrant and active centre and is consistent with the Council's strategic planning for residential development in the area.

### **2 Permitted without consent**

Environmental protection works; Home businesses; Home industries; 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; 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; Rural workers' dwellings; 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

**[4] Land Use Table**

Insert after the matter relating to Zone W3—

**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**  
Environmental protection works
- 3 Permitted with consent**  
Aquaculture; Building identification signs; Business identification signs; Boat building and repair facilities; Boat launching ramps; Charter and tourism boating facilities; Depots; Freight transport facilities; Industrial training facilities; Industries; Jetties; Light industries; Liquid fuel depots; Marinas; Mooring pens; Moorings; Port facilities; Public administration buildings; Research stations; Restaurants or cafes; Roads; Shops; Warehouse or distribution centres; Wharf or boating facilities
- 4 Prohibited**  
Any development not specified in item 2 or 3
- [5] Clauses 4.1AA(2)(f), 4.1B(2)(b) and 5.9(2)(i)**  
Omit “E3” wherever occurring. Insert instead “C3”.
- [6] Clauses 4.1AA(2)(g), 4.1B(2)(c) and 5.9(2)(j)**  
Omit “E4” wherever occurring. Insert instead “C4”.
- [7] Clause 4.1B, heading**  
Omit “**Zone E3 and Zone E4**”. Insert instead “**Zone C3 and Zone C4**”.
- [8] Clause 4.1B(3)(c)**  
Omit “E3 Environmental Management or Zone E4”.  
Insert instead “C3 Environmental Management or Zone C4”.
- [9] Clause 4.2F Exceptions to minimum subdivision lot sizes for resulting lots**  
Omit “environment protection” wherever occurring in clause 4.2F(2)(a) and (3)(a).  
Insert instead “conservation”.



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

Omit “E1” from clause 5.1A, table. Insert instead “C1”.

**[11] Clause 5.1A, table**

Omit “E2”. Insert instead “C2”.

**[12] Clause 5.3 Development near zone boundaries**

Omit “E4” from clause 5.3(3)(a1). Insert instead “C4”.

**[13] 5.9 Dwelling house or secondary dwelling affected by natural disaster**

Omit “B4” from clause 5.9(2)(h). Insert instead “MU1”.

**[14] Schedule 1, clauses 7 and 13**

Omit the clauses.

**[15] Schedule 1 Additional permitted uses**

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

**Use of certain land at Wirriga Street, Eden**

- (1) This clause applies to land at Wirriga Street, Eden, identified as “20” on the Additional Permitted Uses Map.
- (2) Development for the purposes of general industries or residential accommodation is permitted with development consent.

**Use of certain land at North Bega and South Bega**

- (1) This clause applies to certain land at Ridge Street, John Street, Buckajo Road, Bridge Street and Lagoon Street, North Bega, and Spanish Oaks Drive, She Oak Close and Kerrisons Lane, South Bega, identified as “21” on the Additional Permitted Uses Map.
- (2) Development for the purposes of specialised retail premises is permitted with development consent.

**Use of certain land at Eden Snug Cove, Eden Wharf**

- (1) This clause applies to certain land at Eden Snug Cove, Eden Wharf, identified as “22” on the Additional Permitted Uses Map.
- (2) Development for the purposes of tourist and visitor accommodation is permitted with development consent.

**[16] Schedule 2 Exempt development**

Omit “a commercial zone” from the matter relating to **Signage**, subclause (10)(b).  
Insert instead “Zone E1, E2, E3 or MU1”.

**[17] Schedule 2, matter relating to Signage, subclause (10)(c)**

Omit “an industrial zone”. Insert instead “Zone E4”.

**[18] Schedule 2, matter relating to Signage, subclause (11)(b)**

Omit “a business or industrial zone”. Insert instead “an employment zone”.

### 1.3 Canada Bay 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, matter relating to Special Purpose Zones

Insert in appropriate order—

SP4 Enterprise

#### [3] Land Use Table

Omit the matter relating to Zones B1, B3, B4, B6, B7 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 provide for a range of small-scale services and employment opportunities within walking distance of residential housing.

###### **2 Permitted without consent**

Environmental protection works

###### **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**

Advertising structures; Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; 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; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Sewage treatment plants; 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; 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.

**2 Permitted without consent**

Environmental protection works

**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**

Advertising structures; Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; 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); Home-based child care; 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; 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

**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

**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; Residential flat buildings; 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; Wholesale supplies; Any other development not specified in item 2 or 4

**4 Prohibited**

Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Biosolids treatment 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; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; 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; Sewage treatment plants; Sex services premises; Tourist and visitor accommodation; Transport depots; Truck depots; 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.

**2 Permitted without consent**

Environmental protection works

**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; Light industries; Local distribution premises; Neighbourhood shops; 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; 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; Crematoria; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Home businesses; Home occupations; Home occupations (sex services); Home-based child care; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Public administration buildings; Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Sex services premises; Tourist and visitor accommodation; 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.

### **2 Permitted without consent**

Environmental protection works

### **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; 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; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Crematoria; Depots; 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; Jetties; Moorings; Open cut mining; Recreation facilities (major); Recreation facilities (outdoor); Residential accommodation; Resource recovery facilities; Rural

industries; Sewage treatment plants; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Water supply systems

**[4] Land Use Table**

Insert after the matter relating to Zone SP2—

**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 encourage the erection of buildings suited to development requiring large floor areas, and to discourage small scale uses unless they are of an ancillary or service nature.
- To facilitate public access throughout the zone.

**2 Permitted without consent**

Environmental protection works

**3 Permitted with consent**

Building identification signs; Business identification signs; Garden centres; Hardware and building supplies; Light industries; Neighbourhood shops; Office premises; Oyster aquaculture; Take away food and drink premises; Tank-based aquaculture; 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; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Places of public worship; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; 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; Truck depots;

Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Waste disposal facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

- [5] **Clauses 3.3(2)(ja) and 6.3(2)(a)**  
Omit “E2” wherever occurring. Insert instead “C2”.
- [6] **Clauses 5.1 Relevant acquisition authority**  
Omit “Zone B6 Enterprise Corridor” from clause 5.1(2), table.  
Insert instead “Zone E3 Productivity Support”.
- [7] **Clause 6.5(1) and Schedule 1, clause 8(2) and (3)**  
Omit “Zone B4 Mixed Use” wherever occurring. Insert instead “Zone MU1 Mixed Use”.
- [8] **Clause 6.6, heading**  
Omit “Zone B6”. Insert instead “Zone E3”.
- [9] **Clause 6.6(2)**  
Omit “Zone B6 Enterprise Corridor”.  
Insert instead “Zone E3 Productivity Support identified as “Area B” on the Land Zoning Map”.
- [10] **Clause 6.12 Affordable housing**  
Omit “Zone IN1 General Industrial” from clause 6.6(10), definition of *relevant floor area*, paragraph (c).  
Insert instead “Zone E4 General Industrial”.

#### 1.4 Cessnock 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] **Land Use Table**  
Omit the matter relating to Zones B1, B2, B3, B4, 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.

**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; 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; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Freight transport facilities; Heavy industrial storage establishments; Helipads; High technology industries; 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; Sewerage systems; Sex services premises; Storage premises; Transport depots; Truck depots; 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; Roads

**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; 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; Attached dwellings; Bed and breakfast accommodation; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; 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; Multi dwelling housing; Open cut mining; Recreation facilities (major); Residential flat buildings; Resource recovery facilities; Rural workers' dwellings; Secondary dwellings; Semi-detached dwellings; 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 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**

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; 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; Crematoria; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home businesses; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Registered clubs; Residential accommodation; Resource recovery facilities; Retail premises; Sewerage systems; Sex services premises; Tourist and visitor accommodation; 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; 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; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Plant nurseries; 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; 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; Early education and care facilities; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Function centres; Hazardous storage establishments; Health services facilities; Heavy industries; Highway service centres; Home businesses; Home occupations; Home occupations (sex services); Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Offensive storage establishments; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Residential accommodation; Respite day care centres; Rural industries; Storage premises; Tourist and visitor accommodation; Veterinary hospitals; Water recreation structures; Wharf or boating facilities; Wholesale supplies

**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; Neighbourhood shops; Offensive storage establishments; Oyster aquaculture; Retail 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; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Early education and care facilities; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Farm buildings; Function centres; Health services facilities; Helipads; Highway service centres; Home businesses; Home industries; Home occupations; Home occupations (sex services); Information and education facilities; Jetties; Local distribution premises; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Places of public worship; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Respite day care centres; Service stations; 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; 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; Attached dwellings; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist

facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; 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); Resource recovery facilities; Rural workers' dwellings; Secondary dwellings; Semi-detached dwellings; Sewerage systems; Sex services premises; Transport depots; Truck depots; Waste disposal facilities; Water recreation structures; Wharf or boating facilities

**[3] Clause 4.1A Subdivision in the Hunter Economic Zone**

Omit "IN1" from clause 4.1A(1). Insert instead "E4".

**[4] Clause 4.1B Minimum 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] Clauses 4.6(6), note and 5.3(3), note**

Omit the notes.

**[6] Clause 7.12(2) and Schedule 1, clause 3(2)**

Omit "Zone B4 Mixed Use" wherever occurring. Insert instead "Zone MU1 Mixed Use".

**[7] Schedule 1 Additional permitted uses**

Omit clause 11. Insert instead—

**11 Use of certain land in Zone E1**

(1) This clause applies to land identified as "Area C" on the Additional Permitted Uses Map.

(2) Development for the purposes of dwelling houses is permitted with consent.

**1.5 Clarence Valley 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

**[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, B5, IN1 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 reinforce and support the central business districts of Maclean, Iluka and Yamba as the commercial centres for those towns.
- To minimise conflict between land uses within the zone and land uses within adjoining zones.
- To enable other land uses that are compatible with, and do not detract from, the viability of retail, business, entertainment and community uses within the zone.
- To reinforce the neighbourhood centres of Coutts Crossing, Glenreagh, Lawrence and Ulmarra as the locations for commercial premises.

### **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; Dwelling houses; 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; 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; 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; Helipads; Highway service centres; Industrial retail outlets; Industrial training facilities; Industries; Port facilities; Recreation facilities (major); Research stations; Residential accommodation; Rural industries; Sewerage systems; Sex services premises; Storage premises; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres;

Waste or resource management facilities; Water storage facilities;  
Water treatment 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 reinforce Grafton and South Grafton as the major regional business centres in the Clarence Valley that will accommodate major state and regional services and professional services and provide higher order shopping.
- To ensure the maintenance and improvement of the historic, architectural and aesthetic character of the commercial core area.
- To enable development that promotes high end retail uses and maintains the retail continuity of the streetscape.

### **2 Permitted without consent**

Home-based child care; Home businesses; Home industries; Home occupations; Home occupations (sex services)

### **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; 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; 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; Industrial retail outlets; Industrial training facilities; Industries; Port facilities; Recreation facilities (major); Research stations; Residential accommodation; Rural industries; Sewage treatment plants; Sex services premises; Storage premises; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste or resource management facilities; Water storage facilities; Water treatment 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 support the nearby commercial centre of Grafton without adversely impacting on the viability of the commercial centre.

### **2 Permitted without consent**

Home-based child care; Home industries; Home occupations; Home occupations (sex services)

### **3 Permitted with consent**

Animal boarding or training establishments; Boarding houses; Boat building and repair facilities; Business premises; Centre-based child care facilities; Community facilities; Depots; Dwelling houses; 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; 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; 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 sheds; Camping grounds; Caravan parks; Cellar door premises; 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; Forestry; Freight transport facilities; Heavy industrial storage establishments; Heavy industries; Helipads; Marinas; Mooring pens; Port facilities; Residential accommodation; Rural industries; Sewage treatment plants; Sex services premises; Waste or resource management facilities; Water recreation structures; Water storage 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 the environmental impacts of development.

#### **2 Permitted without consent**

Extensive agriculture; Home occupations; Home occupations (sex services)

#### **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; 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**

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat sheds; Camping grounds; Car parks; 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; Forestry; Function centres; Health services facilities; Helipads; Highway service centres; Information and education facilities; Marinas; Mooring pens; Passenger transport facilities; Port facilities; Public administration buildings; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Tourist and visitor

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

**[4] Land Use Table, Zone W4 Working Waterfront**

Insert after the matter relating to Zone W3—

**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 light industries where they are related to the waterfront industrial and maritime activities permitted in the zone.
- To ensure development does not detract from the maritime character of small commercial fishing and port facilities on the Clarence River.

**2 Permitted without consent**

Home occupations; Home occupations (sex services)

**3 Permitted with consent**

Aquaculture; Boat building and repair facilities; Boat launching ramps; Jetties; Light industries; Neighbourhood shops; Take away food and drink 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; Biosolids treatment facilities; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Commercial premises; Community facilities; Correctional centres; Crematoria; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Function centres; Health services facilities; Helipads; Highway service centres; Information and education facilities; Mooring pens; Mortuaries; 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; Sewage treatment plants; Sex services premises; Tourist and visitor accommodation; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Waste or resource management facilities; Water storage facilities; Water treatment facilities

- [5] **Clauses 4.1AA(2)(c), 4.1A(2)(b) and (3)(a)(ii), 4.1B(2)(d) and (e), 4.2B(2)(e), 4.2C(2)(c), 5.9(2)(e) and 7.1(7)(c)**  
Omit “E2” and “E3” wherever occurring. Insert instead “C2” and “C3”, respectively.
- [6] **Clause 4.1A Minimum lot sizes for certain split zones**  
Omit “, business or industrial zone” wherever occurring in clause 4.1A(2)(a) and (3)(a)(i).  
Insert instead “or employment zone or Zone W4 Working Waterfront”.
- [7] **Clause 4.1B, heading**  
Omit “environment protection”. Insert instead “conservation”.
- [8] **Clauses 4.2B, heading and (1)(b) and 4.2C, heading**  
Omit “environmental protection” wherever occurring. Insert insert “conservation”.
- [9] **Clause 4.6(6), note**  
Omit the note.
- [10] **Schedule 1 Additional permitted uses**  
Omit “E1” and “E2” from clause 4(2). Insert instead “C1” and “C2”, respectively.
- [11] **Schedule 1, clause 6**  
Omit the clause.
- [12] **Schedule 2 Exempt development**  
Omit “environment protection” from the matter relating to **Signage**, subclause (3).  
Insert instead “conservation”.
- [13] **Schedule 2, matter relating to Signage, subclause (4)**  
Omit “business zones”. Insert instead “Zone E1, E2 or E3”.
- [14] **Schedule 2, matter relating to Signage, subclause (5)**  
Omit “industrial zones”. Insert instead “Zone E4 or W4”.
- [15] **Schedule 2, matter relating to Signage, subclause (7)(b)**  
Omit “business or industrial zones”.  
Insert instead “employment zones or Zone W4 Working Waterfront”.

## **1.6 Coffs Harbour Local Environmental Plan 2013**

- [1] **Clause 1.2 Aims of Plan**  
Omit “other business zones” from clause 1.2(2)(c).  
Insert instead “Zones E1, E2, E3 and MU1”.
- [2] **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

**[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, B6, IN1, IN3 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 provide a community hub for the surrounding neighbourhood.
- To facilitate the development of neighbourhood-scale facilities and services that do not detract from the core commercial functions of the Coffs Harbour City Centre.
- To ensure new buildings are consistent with the distinctive local character of the area and Local Character Statements.
- To encourage active living through the provision of healthy, walkable, green and safe built environments and streets, greener connections and walking and cycling infrastructure.
- To ensure development reflects design excellence and a high visual standard within the public domain.

**2 Permitted without consent**

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

**3 Permitted with consent**

Amusement centres; Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; High technology industries; 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); 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; Electricity generating works; Exhibition homes; Exhibition villages; 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; Moorings; Mortuaries; Recreation facilities (major); 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 recreation structures; Water treatment 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 ensure the scale and nature of development reinforces the role of the Coffs Harbour City Centre as the principal business, office, cultural, civic, entertainment and retail hub, while supporting the objectives of other employment zones.
- To ensure development makes a positive contribution to the streetscape through opportunities for improved pedestrian links, retention and creation of view corridors and the provision of a safe public domain.
- To promote the Coffs Harbour City Centre for higher density living to provide for housing diversity and choice that supports the changing housing needs of the population.
- To promote uses that activate and add to the vibrancy of the Coffs Harbour City Centre and contribute to the night-time economy.
- To ensure development is consistent with the Coffs Harbour City Centre Masterplan.

- To encourage active living through the provision of healthy, walkable, green and safe built environments and streets, greener connections and walking and cycling infrastructure.
- To ensure development reflects design excellence and a high visual standard within the public domain.

**2 Permitted without consent**

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

**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; Group homes; 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; Residential flat buildings; 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; Electricity generating works; Exhibition homes; Exhibition villages; 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; Moorings; Recreation facilities (major); 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 recreation structures; Water treatment 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 encourage active living through the provision of healthy, walkable, green and safe built environments and streets, greener connections and walking and cycling infrastructure.
- To ensure development reflects design excellence and a high visual standard within the public domain.
- To facilitate the development of small-scale business uses that do not detract from the core commercial functions of the Coffs Harbour City Centre.

## **2 Permitted without consent**

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

## **3 Permitted with consent**

Animal boarding or training establishments; Attached dwellings; Boarding houses; Boat building and repair facilities; Business premises; Centre-based child care facilities; Community facilities; Depots; Dwelling houses; 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; Multi dwelling housing; 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; Residential flat buildings; Respite day care centres; Restaurants or cafes; Rural supplies; Semi-detached 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**

Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Industries; Jetties; Marinas; Mooring pens; Moorings; Registered clubs; Residential accommodation; Resource recovery facilities; Restricted premises; Retail premises; Rural industries; Sewerage systems; Transport depots;



Truck depots; Waste disposal facilities; Water recreation structures;  
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 permit industrial uses that do not detract from the core commercial functions of the Coffs Harbour City Centre.
- To encourage active living through the provision of healthy, walkable, green and safe built environments and streets, greener connections and walking and cycling infrastructure.
- To ensure development reflects design excellence and a high visual standard within the public domain.

### **2 Permitted without consent**

Building identification signs; Home occupations

### **3 Permitted with consent**

Agricultural produce industries; Depots; Dwelling houses; 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; Liquid fuel depots; 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; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Commercial premises; Correctional centres; Eco-tourist facilities; Educational establishments; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Health services facilities; Heavy industrial storage establishments; Heavy industries; Highway service centres; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Recreation facilities (major); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; 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.
- To permit industrial uses that do not detract from the core commercial functions of the Coffs Harbour City Centre.

### **2 Permitted without consent**

Building identification signs

### **3 Permitted with consent**

Data centres; Depots; Freight transport facilities; General industries; Hazardous storage establishments; Heavy industries; Industrial training facilities; Kiosks; Landscaping material supplies; Offensive storage establishments; Oyster aquaculture; Rural supplies; 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; 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; Correctional centres; Crematoria; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Helipads; Highway service centres; Home businesses; Home industries; Home occupations; Home occupations (sex services); Home-based child care; Information and education facilities; Jetties; Local distribution premises; Marinas; Mooring pens; Moorings; 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; Self-storage units; Sex services premises; Tourist and visitor accommodation; 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.
- To facilitate the development of a mix of local-scale facilities and services that do not detract from the core commercial functions of the Coffs Harbour City Centre.
- To ensure development makes a positive contribution to the streetscape through opportunities for improved pedestrian links, retention and creation of view corridors and the provision of a safe public domain.
- To provide for housing diversity and choice that supports the changing housing needs of the population.
- To encourage active living through the provision of healthy, walkable, green and safe built environments and streets, greener connections and walking and cycling infrastructure.
- To ensure development reflects design excellence and a high visual standard within the public domain.

**2 Permitted without consent**

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

**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; Electricity generating works; Exhibition homes; Exhibition villages; 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; Moorings; Mortuaries; Recreation facilities (major); 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 recreation structures; Water treatment facilities; Wharf or boating facilities

**[5] Land Use Table, Zone W4 Working Waterfront**

Insert after the matter relating to Zone W3—

**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 encourage active living through the provision of healthy, walkable, green and safe built environments and streets, greener connections and walking and cycling infrastructure.
- To ensure development reflects design excellence and a high visual standard within the public domain.

**2 Permitted without consent**

Building identification signs

**3 Permitted with consent**

Aquaculture; Boat building and repair facilities; Boat launching ramps; Hotel or motel accommodation; Jetties; Kiosks; Light industries; Liquid fuel depots; Markets; Restaurants or cafes; Serviced apartments; Shops; Take away food and drink premises; 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; Camping grounds; Car parks; 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; Helipads; Highway service centres; Home businesses; Home occupations; Home occupations (sex services); Home-based child care; Industrial training facilities; Industries; Information and education facilities; Local distribution premises; Mortuaries; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Resource recovery facilities; Respite day care centres; Restricted premises; Rural industries; Service stations; Sewerage systems; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste disposal facilities

- [6] **Clauses 4.1AA(2)(c) and (d), 4.1A(2)(b), (3)(c) and (4), 4.2B(2)(c) and (d), 4.2C(2)(c) and (d), 4.2D(2)(c) and (d) and (4) and 7.18(5)**  
Omit “E2” and “E3” wherever occurring. Insert instead “C2” and “C3”, respectively.
- [7] **Clause 4.1A Minimum subdivision lot sizes for certain split zones**  
Omit “a business, industrial” from clause 4.1A(2)(a).  
Insert instead “an employment, mixed use”.
- [8] **Clause 4.1A(2)(a)**  
Insert “or Zone W4 Working Waterfront” after “zone”.
- [9] **Clauses 4.2B, heading and (1)(b), 4.2C, heading and 4.2D, heading**  
Omit “environment protection” wherever occurring. Insert instead “conservation”.
- [10] **Clauses 4.6(6), note and 5.3(3), note**  
Omit the notes.
- [11] **Clause 5.3(3)(a1)**  
Omit “Zone IN3 Heavy Industrial, Zone IN4 Working Waterfront, Zone W2 Recreational Waterways or Zone W3 Working Waterways”.  
Insert instead “Zone E5 Heavy Industrial, Zone W2 Recreational Waterways, Zone W3 Working Waterways or Zone W4 Working Waterfront”.
- [12] **Clause 7.12 Design excellence**  
Omit clause 7.12(2)(d)–(m). Insert instead—  
(d) Zone E1 Local Centre,  
(e) Zone E2 Commercial Centre,  
(f) Zone E3 Productivity Support,  
(g) Zone E4 General Industrial,  
(h) Zone E5 Heavy Industrial,  
(i) Zone MU1 Mixed Use,  
(j) Zone SP3 Tourist,  
(k) Zone W4 Working Waterfront.
- [13] **Clause 7.14, heading**  
Omit “certain business zones”. Insert instead “Zones E3 and MU1”.
- [14] **Clause 7.14(1)**  
Omit “across business zones”.  
Insert instead “in Zone E3 Productivity Support and Zone MU1 Mixed Use”.
- [15] **Clause 7.14(2)**  
Omit “Zone B4 Mixed Use”. Insert instead “Zone MU1 Mixed Use”.
- [16] **Clause 7.14(3)**  
Omit “Zone B6 Enterprise Corridor”. Insert instead “Zone E3 Productivity Support”.

- [17] **Clause 7.15, heading**  
Omit “**Zone B5**”. Insert instead “**Zone E3**”.
- [18] **Clause 7.15(1) and (2)**  
Omit “Zone B5 Business Development” wherever occurring.  
Insert instead “Zone E3 Productivity Support”.
- [19] **Clause 7.16, heading**  
Omit “**Zone IN1**”. Insert instead “**Zone E4**”.
- [20] **Clause 7.16(1) and (2)**  
Omit “Zone IN1 General Industrial” wherever occurring.  
Insert instead “Zone E4 General Industrial”.
- [21] **Clause 7.17 Location of sex services premises**  
Omit “Zone B1 Neighbourhood Centre” from clause 7.17(2)(a)(i).  
Insert instead “Zone E1 Local Centre”.
- [22] **Clause 7.21 Minimum building street frontage**  
Omit “Zone B3 Commercial Core” from clause 7.21(2).  
Insert instead “Zone E2 Commercial Centre”.
- [23] **Schedule 1 Additional permitted uses**  
Omit clauses 8 and 11.
- [24] **Schedule 1, clause 20(3)(b)**  
Omit “E2”. Insert instead “C2”.
- [25] **Schedule 2 Exempt development**  
Omit “environment protection” wherever occurring in the matter relating to **Signage**,  
subclauses (1) and (5)(c) and (d).  
Insert instead “conservation”.
- [26] **Schedule 2, matter relating to Signage, subclause (2)**  
Omit “a business zone”. Insert instead “Zone E1, E2, E3 or MU1”.
- [27] **Schedule 2, matter relating to Signage, subclause (3)**  
Omit “industrial zones”. Insert instead “Zone E4, E5 or W4”.
- [28] **Schedule 2, matter relating to Signage, subclause (4)(b)**  
Omit “business or industrial zones”.  
Insert instead “employment or mixed use zones or Zone W4”.
- [29] **Schedule 2, matter relating to Waste management facility (roofed bin storage/wash area), subclause (6)**  
Omit “Zone E1 National Parks and Nature Reserves, Zone E2 Environmental Conservation  
or Zone E3 Environmental Management”.  
Insert instead “Zone C1, C2 or C3”.

## 1.7 Fairfield 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, B5, 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.
- To ensure local centres are not dominated by one type of development and have ongoing capacity to provide a mix of retail, business and community uses.

##### **2 Permitted without consent**

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

##### **3 Permitted with consent**

Amusement centres; 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; 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; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Sewerage systems; 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; 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.

### **2 Permitted without consent**

Environmental protection works

### **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 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; Home occupations (sex services); Home-based child care; 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; Sewerage systems; 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; 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 residential uses, but only as part of mixed use development.

### **2 Permitted without consent**

Environmental protection works; Home occupations; 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; 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; 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; 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 businesses; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; 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; 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 development is not likely to detrimentally affect the viability of nearby business centres.

**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; 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; 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**

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; Eco-tourist facilities; Entertainment facilities;

Environmental facilities; Exhibition homes; Exhibition villages; Extensive agriculture; Farm buildings; Forestry; Function centres; Health consulting rooms; Heavy industrial storage establishments; Heavy industries; Home businesses; Home occupations; Home occupations (sex services); Home-based child care; Information and education facilities; Intensive livestock agriculture; Jetties; Marinas; Medical centres; Mooring pens; Moorings; Research stations; Residential accommodation; Restricted premises; Rural industries; Sex services premises; Tourist and visitor accommodation; Water recreation structures; Water reticulation systems; 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.
- To support the development of Bonnyrigg, Prairiewood, Fairfield and Cabramatta as the principal locations for specialist cultural, retail, business, tourist and entertainment facilities and services.

#### **2 Permitted without consent**

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

#### **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; Attached dwellings; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Environmental facilities; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Home businesses; Home

occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Multi dwelling housing; Open cut mining; Recreation facilities (major); Research stations; Resource recovery facilities; Rural industries; Rural workers' dwellings; Secondary dwellings; Semi-detached dwellings; 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; Water supply systems; Wharf or boating facilities; Wholesale supplies

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

Omit clause 4.1AA(2)(a)–(x). Insert instead—

- (a) a rural zone,
- (b) a residential zone,
- (c) an employment zone,
- (d) a mixed use zone,
- (e) a special purpose zone,
- (f) a recreation zone,
- (g) a conservation zone,
- (h) Zone W2 Recreational Waterways,

**[4] Clause 6.3**

Insert after clause 6.2—

**6.3 Maximum gross floor area for certain development in Zone E1**

- (1) The objectives of this clause are as follows—
  - (a) to ensure the scale and function of a centre are appropriate to its location,
  - (b) to ensure development is compatible with the prevailing character and amenity of surrounding land.
- (2) Development consent must not be granted to development on land identified as “Area 1” on the Floor Space Ratio Map unless the consent authority—
  - (a) has considered the impact of the development on the amenity of surrounding residential areas, and
  - (b) for development involving the use of a building for a relevant purpose—is satisfied the gross floor area of the part of the ground floor of the building used for a relevant purpose will not exceed 10% of the total gross floor area of the ground floor of the building.
- (3) In this clause—

***relevant purpose*** means the following—

  - (a) amusement centres,
  - (b) function centres,
  - (c) garden centres,
  - (d) hardware and building supplies,
  - (e) local distribution centres,
  - (f) markets,

- (g) medical centres,
- (h) specialised retail premises,
- (i) vehicle repair stations,
- (j) vehicle sales or hire premises.

**[5] Clause 6.10 Active street frontages**

Omit “Zone B2 Local Centre, Zone B3 Commercial Core and Zone B4 Mixed Use” from clause 6.10(1).

Insert instead “Zone E1 Local Centre, Zone E2 Commercial Centre and Zone MU1 Mixed Use”.

**[6] Clause 6.12 Design excellence**

Omit clause 6.12(2). Insert instead—

- (2) This clause applies to development involving the construction of a new building or external alterations to an existing building on land identified as “Area G” on the Land Zoning Map.

**[7] Schedule 1 Additional permitted uses**

Omit “**Zone IN1 General Industrial**” from clause 17, heading. Insert instead “**Zone E4**”.

**[8] Schedule 1**

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

**Use of certain land in Zone E1**

- (1) This clause applies to land in Zone E1 that is identified as “29” on the Key Sites Map.
- (2) Development for the purposes of registered clubs and tourist and visitor accommodation is permitted with development consent.

**Use of certain land in Zone E4**

- (1) This clause applies to land in Zone E4 that is identified as “30” on the Key Sites Map.
- (2) Development for the purposes of specialised retail premises is permitted with development consent.

**[9] Schedule 2 Exempt development**

Omit the matter relating to **Outdoor dining (associated with food and drink premises)**, subclause (4).

Insert instead—

- (4) Minimum size of unobstructed pedestrian access on footpath—
  - (a) 2m, or
  - (b) if located on land in Zone MU1 that is identified as “Cabramatta” on the Town Centre Precinct Map—3m.

## **1.8 Georges River Local Environmental Plan 2021**

**[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

E4 General Industrial

**Mixed Use Zones**

MU1 Mixed Use

**[2] Land Use Table**

Omit the matter relating to Zones B1, B2, B3, 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 maximise public transport patronage and encourage walking and cycling.
- To encourage development that is compatible with the centre's position on the centres hierarchy.

**2 Permitted without consent**

Home occupations

**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; 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; Serviced apartments; 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; Attached dwellings; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; General industries; Heavy industrial storage establishments; Heavy industries; Helipads; High technology industries; Highway service centres; Home occupations (sex services);

Industrial retail outlets; Industrial training facilities; Jetties; Marinas; Mooring pens; Moorings; Multi dwelling housing; Open cut mining; Pond-based aquaculture; Port facilities; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential flat buildings; Rural industries; Rural workers' dwellings; Secondary dwellings; Semi-detached dwellings; Sewerage systems; 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 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 encourage a range of tourism, recreation, function and entertainment uses.

### **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; 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; 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; Exhibition homes; Exhibition villages; Extractive industries;

Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; General industries; Heavy industrial storage establishments; Heavy industries; Helipads; Highway services centres; Home-based child care; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Port facilities; Recreation facilities (major); Research stations; Residential accommodation; Rural industries; Serviced apartments; 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

## **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 encourage a range of uses that support the repair, reuse, recycling, remanufacturing and reprocessing of waste.

### **2 Permitted without consent**

Nil

### **3 Permitted with consent**

Agricultural produce industries; 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; Light industries; Local distribution premises; Neighbourhood shops; 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; Airstrips; Amusement centres; Boat launching ramps; Boat sheds; Business premises; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Community facilities; Correctional centres; Early education and care facilities; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Home businesses; Home occupations; Home occupations (sex services); Jetties; Marinas; Mooring pens; Moorings; Office premises; Open cut mining; Port facilities; Pubs; Recreation facilities (major); Registered clubs; Residential accommodation; Respite day care centres; Roadside stalls; Rural industries; Shops; Small bars; Specialised retail



premises; 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 integrate suitable business, office, residential, retail and other development in accessible locations to maximise public transport patronage and encourage walking and cycling.
- To allow residential development that contributes to the vitality of the centre and provides housing that meets the needs of the community.
- To encourage the provision of community facilities and public infrastructure so that all residents have reasonable access to a range of facilities and services.

#### **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**

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Attached dwellings; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; General industries; Heavy industrial storage establishments; Heavy industries; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Jetties; Marinas; Mooring pens; Moorings; Multi dwelling housing; Open cut mining; Port facilities; Recreation facilities (major); Recreation

facilities (outdoor); Research stations; Residential flat buildings; Rural industries; Rural workers' dwellings; Secondary dwellings; Semi-detached dwellings; Sewerage systems; Sex services 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 4.4B Exceptions to floor space ratio—non-residential uses**

Omit “the business zones” from clause 4.4B(1).

Insert instead “Zone E1 Local Centre and Zone MU1 Mixed Use”.

**[4] Clause 4.4B(3)**

Omit “Zone B1 Neighbourhood Centre, Zone B2 Local Centre or Zone B4 Mixed Use”.

Insert instead “Zone E1 Local Centre or Zone MU1 Mixed Use”.

**[5] Clause 5.1 Relevant acquisition authority**

Omit “Zone B4” from clause 5.1(2), table. Insert instead “Zone MU1”.

**[6] Clause 6.10 Design excellence**

Omit clause 6.10(3)(b)(ii)–(vii). Insert instead—

- (ii) Zone E1 Local Centre,
- (iii) Zone E2 Commercial Centre,
- (iv) Zone E4 General Industrial,
- (v) Zone MU1 Mixed Use.

**[7] Clause 6.11 Environmental sustainability**

Omit clause 6.11(2)(a)(ii)–(vii). Insert instead—

- (ii) Zone E1 Local Centre,
- (iii) Zone E2 Commercial Centre,
- (iv) Zone E4 General Industrial,
- (v) Zone MU1 Mixed Use.

**[8] Clause 6.12, heading**

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

**[9] Clauses 6.12(2)(d) and (5)(g) and 6.15(2)(a)**

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

**[10] Clause 6.13, heading**

Omit “certain business zones”. Insert instead “Zones E1 and MU1”.

**[11] Clause 6.13(2)(a) and (b)**

Omit clause 6.13(2)(a)–(d). Insert instead—

- (a) Zone E1 Local Centre,
- (b) Zone MU1 Mixed Use.

**[12] Clause 6.13(5)**

Omit the subclause. Insert instead—

- (5) Development consent must not be granted for the erection of a building with a gross floor area on the ground floor of more than 500m<sup>2</sup> on land identified as “Area A” on the Land Zoning Map unless the consent authority is satisfied at least 500m<sup>2</sup> of the gross floor area on the ground floor will be used for—
- (a) a purpose other than residential accommodation or tourist and visitor accommodation, and
  - (b) a purpose specified in subclause (4).

**[13] Clause 6.14, heading**

Omit “**Zone IN2**”. Insert instead “**Zone E4**”.

**[14] Clause 6.14**

Omit “Zone IN2 Light Industrial”. Insert instead “Zone E4 General Industrial”.

**[15] Schedule 1 Additional permitted uses**

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

**Use of certain land in Zone E1**

- (1) This clause applies to land in Zone E1 that is identified as “Area A” on the Land Zoning Map.
- (2) Development for the following purposes is permitted with development consent—
  - (a) backpackers’ accommodation,
  - (b) storage premises,
  - (c) vehicle repair stations,
  - (d) warehouse or distribution centres,
  - (e) wholesale supplies.

## **1.9 Greater Hume 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 IN1. 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**

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

**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; 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; Amusement centres; Camping grounds; Caravan parks; Cemeteries; Commercial premises; Correctional centres; Early education and care facilities; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Home businesses; Home occupations; Home occupations (sex services); Information and education facilities; Recreation facilities (major); Registered clubs; Residential accommodation; Respite day care centres; Tourist and visitor accommodation; Water recreation structures; Wharf or boating facilities

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

Omit the notes.

## **1.10 Lake Macquarie 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

E5 Heavy 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, 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.

**2 Permitted without consent**

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

**4 Prohibited**

Advertising structures; Agriculture; Air transport facilities; Airstrips; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; 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; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Industrial retail outlets; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Recreation facilities (major); Recreation facilities (outdoor); Research stations; 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

## **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 strengthen the roles of Charlestown, Glendale and Morrisset as regional centres.

### **2 Permitted without consent**

Building identification signs; 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; 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; Residential flat buildings; 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**

Advertising structures; Agriculture; Air transport facilities; Airstrips; Bed and breakfast accommodation; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Home-based child care; Industrial retail outlets; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Recreation facilities (major); Research stations; Residential accommodation; Resource recovery facilities; Rural industries; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures

## **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**

Building identification signs; Business identification signs

### **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; 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; Boat launching ramps; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Food and drink premises; Forestry; Heavy industrial storage establishments; 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; Restricted premises; Roadside stalls; Rural industries; Shops; Tourist and visitor accommodation; Transport depots; Truck

depots; Waste or resource management 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 enable ancillary commercial uses if the uses will not undermine the function of existing and future urban centres.

### **2 Permitted without consent**

Building identification signs; Business identification signs

### **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; Light industries; Local distribution premises; Medical centres; Neighbourhood shops; Oyster aquaculture; 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**

Advertising structures; Air transport facilities; Amusement centres; Boat launching ramps; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Extensive agriculture; Extractive industries; Farm buildings; Forestry; Function centres; Funeral homes; Health services facilities; Heavy industrial storage establishments; Heavy industries; Highway service centres; Home businesses; Home occupations; Home-based child care; Information and education facilities; Intensive livestock agriculture; Intensive plant agriculture; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture; Public administration buildings; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Restricted premises; Rural industries; Tourist and visitor accommodation; Water recreation structures

## **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**

Building identification signs; Business identification signs

**3 Permitted with consent**

Data centres; Depots; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Hazardous storage establishments; Heavy industries; Industrial training facilities; Medical centres; Neighbourhood shops; Offensive storage establishments; Oyster aquaculture; 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; Air transport facilities; Amusement centres; Boat launching ramps; 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; Extensive agriculture; Extractive industries; Farm buildings; Forestry; Function centres; Funeral homes; Health services facilities; Highway service centres; Home businesses; Home occupations; Home-based child care; Information and education facilities; Intensive livestock agriculture; Intensive plant agriculture; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Passenger transport facilities; Pond-based aquaculture; Public administration buildings; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; 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 enable development that complements and enhances the core retail function and trading performance of Zone E1 Local Centre and Zone E2 Commercial Centre.

**2 Permitted without consent**

Building identification signs; Business identification signs

**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**

Advertising structures; Agriculture; Air transport facilities; Airstrips; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; 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; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Rural industries; 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; Wholesale supplies

**[4] Land Use Table, Zone W4 Working Waterfront**

Insert after the matter relating to Zone W1—

**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 recognise the contribution that marinas make to the recreational needs of the community.
- To ensure development does not adversely affect the ecology, scenic values or navigability of Lake Macquarie or its waterways.
- To encourage tourism development that is sensitively designed to enhance and complement its location and avoid unacceptable adverse impacts on the environment.

**2 Permitted without consent**

Building identification signs; Business identification signs

**3 Permitted with consent**

Aquaculture; Boat building and repair facilities; Boat launching ramps; Business premises; Car parks; Charter and tourism boating facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Jetties; Kiosks; Light industries; Marinas; Passenger transport facilities; Registered clubs; Restaurants or cafes; Roads; Sewage treatment plants; Signage; Take away food and drink premises; Tourist and visitor accommodation; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities

**4 Prohibited**

Funeral homes; Any other development not specified in item 2 or 3

**[5] Clauses 4.1AA(2)(i), 4.1D(2)(a) and (b), (3)(a)(i) and (ii) and (4), 4.2A(2)(d)–(f), 4.2C(2)(b)–(d) and (3)(e), 5.1(2), table, 5.1A, table and 5.9(2)(m)–(o)**

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

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

**[6] Clause 4.1D Exceptions to minimum subdivision lot sizes for certain split zones**

Omit “environment protection” from clause 4.1D(1)(c).

Insert instead “conservation”.

**[7] Clause 4.1D(2)(a) and (3)(a)(i)**

Omit “business or industrial” wherever occurring.

Insert instead “employment or mixed use”.

**[8] Clause 4.1D(5)(b)**

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

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

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

**[10] Clause 4.2C, heading**

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

**[11] Clauses 5.1 and 5.1A, tables**

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

**[12] Clauses 5.1 and 5.1A, tables**

Omit “B3 Commercial Core” wherever occurring. Insert instead “E2 Commercial Centre”.

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

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

(g) E1 Local Centre,

(h) E2 Commercial Centre,

(i) E3 Productivity Support,

(j) MU1 Mixed Use,

**[14] Clause 7.9 Service stations in certain zones**

Omit “business zones” from clause 7.9(1).

Insert instead “an employment or mixed use zone”.

**[15] Clause 7.9 Service stations in certain zones**

Omit clause 7.9(2). Insert instead—

(2) This clause applies to land other than land in the following zones—

- (a) Zone E1 Local Centre,
- (b) Zone E2 Commercial Centre,
- (c) Zone E3 Productivity Support,
- (d) Zone MU1 Mixed Use.

**[16] Clause 7.10, heading and (1)(a)**

Omit “business” wherever occurring. Insert instead “employment and mixed use”.

**[17] Clause 7.10(2)**

Omit the subclause. Insert instead—

(2) This clause applies to land in the following zones—

- (a) Zone E1 Local Centre,
- (b) Zone E2 Commercial Centre,
- (c) Zone MU1 Mixed Use.

**[18] Clause 7.10(3)**

Omit “Zone B1 Neighbourhood Centre”. Insert instead “Zone E1 Local Centre”.

**[19] Clause 7.10(4)**

Omit the subclause.

**[20] Clause 7.10(5)**

Omit “Zone B3 Commercial Core”. Insert instead “Zone E2 Commercial Centre”.

**[21] Clause 7.10(6)**

Omit “B4”. Insert instead “MU1”.

**[22] Clause 7.17 Development on certain land at 1A Raymond Street, Speers Point**

Omit “E2” from clause 7.17(3)(g). Insert instead “C2”.

**[23] Schedule 1 Additional permitted uses**

Omit clause 25.

**[24] Schedule 2 Exempt development**

Omit “B1, B2, B3, B4” from the matter relating to **Amusement devices in Zones B1, B2, B3, B4 and RE2**, heading.

Insert instead “E1, E2, MU1”.

- [25] **Schedule 2, matter relating to Awnings over trade waste disposal points in Zones IN1, IN2 and SP1, heading**  
Omit “IN1, IN2”. Insert instead “E4, E5”.
- [26] **Schedule 2, matter relating to Directional real estate signs on certain land, subclause (1)**  
Omit “business or industrial zone or on land in Zone RU2, Zone RU4, Zone RE2, Zone SP2 or Zone SP3”.  
Insert instead “employment or mixed use zone or on land in Zone RU2, RU4, RE2, SP2, SP3 or W4”.
- [27] **Schedule 2, matter relating to Fuel tanks for home businesses in Zones RU2, RU4, E2, E3 and E4, heading**  
Omit “E2, E3 and E4”. Insert instead “C2, C3 and C4”.

### 1.11 Lane Cove 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

E4 General Industrial

**Mixed Use Zones**

MU1 Mixed Use

[2] **Clause 2.1**

Insert after the matter relating to **Conservation Zones**—

**Waterway Zones**

W4 Working Waterfront

[3] **Land Use Table**

Omit the matter relating to Zones B1, B2, B3, B4, 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 ensure Lane Cove village functions as a town centre in the retail hierarchy.

- To encourage urban design that maximises attractive public domain and adequate circulation space through the Lane Cove local centres for current and future users.
- To ensure landscaping is a significant element in public and private development viewed from the public domain.
- To ensure development is commensurate with the size and strategic intent of the individual local centre, and is consistent with the Council's strategic planning for commercial development in the area.
- 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; Home businesses; Home industries; 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; 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.
- To strengthen the role of St Leonards as a strategic centre, a health and education precinct and an urban renewal corridor.
- To maximise public transport patronage and encourage walking and cycling.

**2 Permitted without consent**

Home occupations

**3 Permitted with consent**

Amusement centres; Artisan food and drink industries; Backpackers' accommodation; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Home businesses; 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; Roads; Signage; Tank-based aquaculture; Vehicle repair stations; Veterinary hospitals

**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 provide support for innovative technologies and creative industries.
- To ensure landscaping is a significant element in development viewed from the public domain and neighbouring properties.
- To recognise the close proximity of this zone to adjoining residential areas and to mitigate potential conflict between industrial and residential uses.

**2 Permitted without consent**

Nil

**3 Permitted with consent**

Car parks; Centre-based child care facilities; Community facilities; 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; Light industries; Local distribution premises; Medical centres; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Recreation facilities (indoor); Respite day care centres; Roads; Self-storage units; Sex services premises; Signage; Take away food and drink premises; Tank-based aquaculture; Vehicle

body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Warehouse or distribution centres

**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 ensure the mixture of land uses are compatible.
- To integrate development in accessible locations to maximise public transport patronage and encourage walking and cycling.
- To maximise sunlight for surrounding properties and the public domain.

**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; 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; Roads; Shop top housing; Signage; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations

**4 Prohibited**

Any development not specified in item 2 or 3

**[4] Land Use Table, Zone W4 Working Waterfront**

Insert after the matter relating to Zone C4—

**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**

Environmental protection works

**3 Permitted with consent**

Aquaculture; Boat building and repair facilities; Boat launching ramps; Heavy industries; Jetties; Light industries; Port facilities; Roads; Signage

**4 Prohibited**

Hazardous industries; Offensive industries; Any other development not specified in item 2 or 3

**[5] Clause 4.5 Calculation of floor space ratio and site area**

Omit “E4” from clause 4.5(6A). Insert instead “C4”.

**[6] Clause 4.6 Exceptions to development standards**

Omit clause 4.6(6), note.

**[7] Clause 5.1 Land acquisition within certain zones**

Omit “E2” from clause 5.1(2), table. Insert instead “C2”.

**[8] Clause 5.3 Development near zone boundaries**

Omit “Zone B1 Neighbourhood Centre, Zone B2 Local Centre, Zone IN2 Light Industrial, Zone IN4 Working Waterfront, Zone SP2 Infrastructure or Zone E4” from clause 5.3(3)(aa).

Insert instead “Zone E1 Local Centre, Zone E4 General Industrial, Zone SP2 Infrastructure, Zone W4 Working Waterfront or Zone C4”.

**[9] Clause 6.5 Sex services premises**

Omit “B3 Commercial Core” from clause 6.5(a). Insert instead “E2 Commercial Centre”.

**[10] Clause 6.5(b)**

Omit “IN2 Light Industrial”. Insert instead “E4 General Industrial”.

**[11] Schedule 1 Additional permitted uses**

Omit “B3 Commercial Core” from clause 2(1). Insert instead “E2 Commercial Centre”.

## **1.12 Leeton 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, B2, B3, 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 consolidate business development in the town centres and avoid unnecessary or inappropriate expansion of business land uses into surrounding residential neighbourhoods.

#### **2 Permitted without consent**

Environmental protection works; Home occupations; 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; 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; Biosolids treatment facilities; Boat building and repair facilities; Camping grounds; Caravan 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-based child care; 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; Resource recovery facilities; Rural industries; Sewage treatment plants; 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; Water treatment 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.

### **2 Permitted without consent**

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; Dwelling houses; Entertainment facilities; Function centres; Hostels; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Mortuaries; Multi dwelling housing; 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; 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; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Environmental protection 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; Industrial retail outlets; Industrial training facilities;

Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Research stations; Residential accommodation; Resource recovery facilities; Rural industries; Sewage treatment plants; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; 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 encourage appropriate employment opportunities in accessible locations.

### **2 Permitted without consent**

Environmental protection works; Roads; Water reticulation systems

### **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; 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; Biosolids treatment facilities; Boat launching ramps; Boat sheds;

Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Food and drink premises; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Home businesses; Home occupations; Home occupations (sex services); Home-based child care; Industries; Jetties; Kiosks; Marinas; Mooring pens; Moorings; Open cut mining; Registered clubs; Residential accommodation; Resource recovery facilities; Roadside stalls; Rural industries; Sewage treatment plants; Shops; Tourist and visitor accommodation; Transport depots; Truck depots; Waste disposal facilities; Water recreation structures; 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 encourage the establishment of new industry on land that has good road access and can be economically serviced.

### **2 Permitted without consent**

Environmental protection works; Roads; Water reticulation systems

### **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; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Restaurants or cafes; 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; 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; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Highway service centres; Home businesses; Home occupations; Home occupations (sex

services); Home-based child care; Jetties; Marinas; Mooring pens; Moorings; Passenger transport facilities; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Respite day care centres; Stock and sale yards; Tourist and visitor accommodation; Water recreation structures; Wharf or boating facilities

**[3] Clauses 4.2A, heading and 4.2B, heading and (1)(b)**

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

**[4] Clauses 4.2A(2)(b) and 4.2B(2)(b)**

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

### **1.13 Lithgow 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

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, B4, 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 maintain the built integrity of the area by enabling development that is sympathetic to the heritage character and significance of the area and surrounding streetscapes and features.
- To maintain or improve the water quality of receiving water catchments.
- To ensure development within the area is of a scale consistent with the needs of the local community and will not detract from the role of the Lithgow core business area as the primary centre.

**2 Permitted without consent**

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); 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; Biosolids treatment facilities; 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 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; Moorings; Mortuaries; Open cut mining; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Resource recovery facilities; Rural industries; Sewage treatment plants; 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; 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 maintain or improve the water quality of receiving water catchments.
- To promote the retention and reuse of heritage items and the retention of established buildings that contribute positively to heritage and cultural values.
- To promote development that is compatible with the surrounding land use and that does not detract from the role of the Lithgow core business areas.

**2 Permitted without consent**

Roads

**3 Permitted with consent**

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 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; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Restaurants or cafes; Rural supplies; Service stations; Serviced apartments; Sewage treatment plants; 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 recycling facilities; Water reticulation systems; Water treatment facilities; 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 maintain or improve the water quality of receiving water catchments.

**2 Permitted without consent**

Roads



**3 Permitted with consent**

Boat building and repair facilities; Car parks; Community facilities; Crematoria; Depots; Environmental protection works; Flood mitigation works; Freight transport facilities; Funeral homes; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Helipads; Highway service centres; Industrial retail outlets; Industrial training facilities; Landscaping material supplies; Light industries; Local distribution premises; Mortuaries; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Research stations; Rural industries; Rural supplies; 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; Veterinary hospitals; Warehouse or distribution centres; Water recycling facilities; Water supply systems; Wholesale supplies

**4 Prohibited**

Any development not specified in item 2 or 3

**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 maintain or improve the water quality of receiving water catchments.

**2 Permitted without consent**

Roads

**3 Permitted with consent**

Car parks; Data centres; Depots; Environmental protection works; Flood mitigation works; Freight transport facilities; General industries; Hardware and building supplies; Hazardous storage establishments; Heavy industrial storage establishments; Heavy industries; Helipads; Industrial training facilities; Kiosks; Landscaping material supplies; Offensive storage establishments; Oyster aquaculture; Research stations; Rural supplies; Signage; Take away food and drink premises; Tank-based aquaculture; Transport depots; Truck depots; Warehouse or distribution centres; Water reticulation systems; Water storage facilities

**4 Prohibited**

Any development not specified in item 2 or 4

## **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 promote development that does not detract from the role of the town centre core commercial precincts.
- To promote the retention and reuse of heritage items and the retention of established buildings that contribute positively to the heritage and cultural values of the area.
- To maintain or improve the water quality of receiving water catchments.

### **2 Permitted without consent**

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**

Advertising structures; Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; General industries; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Hostels; Industrial retail outlets; Industrial training facilities; Jetties; Marinas; Mooring pens; Moorings; Multi dwelling housing; Open cut mining; Recreation facilities (major); Recreation facilities (outdoor); Resource recovery facilities; Rural industries; Rural workers' dwellings; Secondary dwellings; Sewage treatment plants; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Waste

disposal facilities; Water recreation structures; Water storage facilities;  
Water treatment facilities; Wharf or boating facilities

- [3] **Clauses 4.1AA(2)(c) and (d), 4.2A(2)(c) and (d), 4.2C(2)(c) and (d) and 5.9(2)(g) and (h)**  
Omit “E3” and “E4” wherever occurring. Insert instead “C3” and “C4”, respectively.
- [4] **Clause 4.1B Minimum subdivision lot size for certain split zones**  
Omit “, business or industrial” from clause 4.1B(2)(a) and (3)(a)(ii) wherever occurring.  
Insert instead “mixed use or employment”.
- [5] **Clause 4.1B(2)(b) and (3)(a)(i)**  
Omit “environment protection”. Insert instead “conservation”.
- [6] **Clause 4.1B(4)(a) and (7)(b)**  
Omit “an environment protection”. Insert instead “a conservation”.
- [7] **Clauses 4.2A, heading and (1)(b) and 4.2C, heading**  
Omit “environment protection” wherever occurring. Insert instead “conservation”.
- [8] **Clause 5.3 Development near zone boundaries**  
Omit “Zone B1 Neighbourhood Centre, Zone B2 Local Centre, Zone B4 Mixed Use, Zone B6 Enterprise Corridor, Zone B7 Business Park or Zone E4” from clause 5.3(3)(aa).  
Insert instead “Zone E1 Local Centre, Zone E3 Productivity Support, Zone MU1 Mixed Use or Zone C4”.
- [9] **Clause 7.3 Stormwater management**  
Omit “business and industrial” from clause 7.3(2)(b).  
Insert instead “employment and mixed use”.
- [10] **Clause 7.9 Active street frontages**  
Omit “B2” from clause 7.9(1). Insert instead “E1”.
- [11] **Schedule 1 Additional permitted uses**  
Omit clause 1.
- [12] **Schedule 1, clause 4(1)**  
Omit “B4”. Insert instead “MU1”.

## **1.14 Liverpool Plains 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
  - Mixed Use Zones**
  - MU1 Mixed Use

**[2] Land Use Table**

Omit the matter relating to Zones 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 generally conserve and enhance the unique sense of place of business centre precincts by ensuring new development integrates with the distinct urban scale, character, cultural heritage and landscape setting of those places.
- To ensure adequate provision is made for infrastructure that supports the viability of business centre precincts.

**2 Permitted without consent**

Building identification signs; Environmental protection works; Home occupations; 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; 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; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; 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 training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; 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 storage 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; Environmental protection works; Extensive agriculture; Home occupations; Roads; Water reticulation systems

### **3 Permitted with consent**

Bee keeping; 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; Liquid fuel depots; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Plant nurseries; Rural industries; 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; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Crematoria; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Function centres; Health services facilities; Helipads; Highway service centres; Home businesses; Home occupations (sex services); Home-based child care; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; 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; Restricted premises; Stock and sale yards; 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

Roads

### 3 Permitted with consent

Amusement centres; Attached dwellings; Boarding houses; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Dwelling houses; 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; Animal boarding or training establishments; Cemeteries; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Industrial training facilities; Industries; Open cut mining; Recreation facilities (major); Recreation facilities (outdoor); Residential accommodation; Rural industries; Sex services premises; Storage premises; Vehicle body repair workshops; Waste or resource management facilities; Wharf or boating facilities

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

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

**[4] Clause 4.1B(2)(a) and (3)(a)(i)**

Omit “, business or industrial” wherever occurring.

Insert instead “employment or mixed use”.

**[5] Clauses 4.1C, heading**

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

**[6] Clauses 4.2A, heading and (1)(b) and 4.2B, heading**

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

**[7] Clause 4.6 Exceptions to development standards**

Omit clause 4.6(6), note.

**1.15 North Sydney 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

**Mixed Use Zones**

MU1 Mixed Use

**[2] Clause 2.1, matter relating to Waterway Zones**

Insert after the matter relating to Conservation Zones—

**Waterway Zones**

W4 Working Waterfront

**[3] Land Use Table**

Omit the matter relating to Zones B1, B3, B4, 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 active street life while maintaining high levels of residential amenity.
- To minimise adverse effects on adjoining residentially zoned land.
- To ensure the scale and intensity of non-residential development caters to local needs.

**2 Permitted without consent**

Environmental protection works

**3 Permitted with consent**

Amusement centres; Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Home businesses; Home industries; Home occupations; Hotel or motel accommodation; Information and

education facilities; Local distribution premises; Medical centres; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Respite day care centres; Roads; Service stations; Shop top housing; Signage; Tank-based aquaculture; Veterinary hospitals

**4 Prohibited**

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 minimise the adverse effects of development on residents and occupiers of existing and new development.

**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 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; Sex services premises; Signage; Tank-based aquaculture; Vehicle repair stations; Veterinary hospitals

**4 Prohibited**

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.
- To encourage a mix of lower-scale housing types.
- To permit development that is compatible with the scale, intensity and character of the surrounding residential area.

**2 Permitted without consent**

Nil

**3 Permitted with consent**

Animal boarding or training establishments; Attached dwellings; Boarding houses; Boat building and repair facilities; Business premises; Centre-based child care facilities; Community facilities; Depots; Dual occupancies (attached); Dwelling houses; Entertainment facilities; 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; Multi dwelling housing; 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; Roads; Rural supplies; Secondary dwellings; Semi-detached dwellings; Service stations; 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; Wholesale supplies

**4 Prohibited**

Any other 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 create interesting and vibrant mixed use centres with safe, high quality urban environments with residential amenity.
- To maintain existing commercial space and allow for residential development in mixed use buildings, with non-residential uses concentrated on the lower levels and residential uses predominantly on the higher levels.

**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; 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; Roads; Sex services premises; Shop top housing; Signage; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Veterinary hospitals

**4 Prohibited**

Any other development not specified in item 2 or 3

**[4] Land Use Table**

Insert after the matter relating to Zone C4 Environmental Living—

**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**

Environmental protection works

- 3 Permitted with consent**  
Aquaculture; Boat building and repair facilities; Boat launching ramps;  
Charter and tourism boating facilities; Jetties; Kiosks; Light industries;  
Marinas; Roads; Signage
- 4 Prohibited**  
Any development not specified in item 2 or 3
- [5] Clause 4.3 Height of buildings**  
Omit “E4” from clause 4.3(1)(g). Insert instead “C4”.
- [6] Clause 4.4A Non-residential floor space ratios**  
Omit “Zone B1 Neighbourhood Centre, Zone B4 Mixed Use” from clause 4.4A(1)(a).  
Insert instead “Zone E1 Local Centre, Zone MU1 Mixed Use”.
- [7] Clause 4.4A(5)**  
Omit “Zone B1 Neighbourhood Centre or Zone B4 Mixed Use”.  
Insert instead “Zone E1 Local Centre or Zone MU1 Mixed Use”.
- [8] Clause 5.1A Development on land intended to be acquired for public purposes**  
Omit “E2” wherever occurring in clause 5.1A, table. Insert instead “C2”.
- [9] Clause 5.3 Development near zone boundaries**  
Omit “Zone B1 Neighbourhood Centre, Zone B3 Commercial Core, Zone B4 Mixed Use,  
Zone IN2 Light Industrial, Zone IN4 Working Waterfront, Zone RE2 Private Recreation or  
Zone E4 Environmental Living” from clause 5.3(3)(aa).  
Insert instead “Zone E1 Local Centre, Zone E2 Commercial Centre, Zone E3 Productivity  
Support, Zone MU1 Mixed Use, Zone RE2 Private Recreation, Zone C4 Environmental  
Living or Zone W4 Working Waterfront”.
- [10] Clause 6.7 Development in Zone RE1 or Zone RE2**  
Omit clause 6.7(3)(c)(iv)–(ix). Insert instead—  
(iv) Zone E1 Local Centre,  
(v) Zone E2 Commercial Centre,  
(vi) Zone E3 Productivity Support,  
(vii) Zone MU1 Mixed Use,  
(viii) Zone C4 Environmental Living,  
(ix) Zone W4 Working Waterfront.
- [11] Clause 6.8, heading and (1)(a) and (2)**  
Omit “Zone IN4” wherever occurring. Insert instead “Zone W4”.
- [12] Clause 6.12A, heading and (1) and (2)**  
Omit “B4” wherever occurring. Insert instead “MU1”.
- [13] Clause 6.14, heading and (1) and (2)**  
Omit “Zone B1 Neighbourhood Centre” wherever occurring.  
Insert instead “Zone E1 Local Centre”.

- [14] **Clause 6.19A Development at Christie Street, St Leonards**  
Omit “Zone B3 Commercial Core” from clause 6.19A(2)(a).  
Insert instead “Zone E2 Commercial Centre”.
- [15] **Schedule 1, clauses 3, 13, 13A, 18, 19 and 20**  
Omit the clauses.
- [16] **Schedule 1 Additional permitted uses**  
Omit “Zone B1 Neighbourhood Centre or small bars” from clause 14(2).  
Insert instead “Zone E1”.
- [17] **Schedule 1, clause 33(2)**  
Omit “Zone B1 Neighbourhood Centre, vehicle repair stations or vehicle sales or hire premises”.  
Insert instead “Zone E1”.
- [18] **Schedule 1, clause 48(2)**  
Omit “Zone B3 Commercial Core”. Insert instead “Zone E2”.
- [19] **Schedule 2 Exempt development**  
Omit “Zone B1 Neighbourhood Centre, Zone B3 Commercial Core, Zone B4 Mixed Use or Zone IN4 Working Waterfront” from the matter relating to **Display of goods on footpath**, subclause (1)(a).  
Insert instead “Zone E1, E2, MU1 or W4”.
- [20] **Schedule 2, matter relating to Display of goods on footpath, subclause (1)(b)**  
Omit “Zone R3 Medium Density Residential, Zone R4 High Density Residential or Zone IN2 Light Industrial”.  
Insert instead “Zone R3, R4 or E3”.

## 1.16 Strathfield 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, B6, 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.

### **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; 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; Service stations; Shop top housing; Tank-based aquaculture; Veterinary hospitals; 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; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; 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; Jetties; Marinas; Moorings; Mooring pens; Mortuaries; Open cut mining; Port facilities; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Rural industries; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Water recreation structures; Water treatment 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; 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; Residential flat buildings; 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**

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; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; General industries; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Jetties; Light industries; Marinas; Moorings; Mooring pens; Open cut mining; Port facilities; Recreation facilities (major); Research stations; Residential accommodation; Rural industries; Service stations; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; 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 ensure development does not adversely impact on the safe and efficient operation of classified roads.

**2 Permitted without consent**

Home occupations

**3 Permitted with consent**

Agricultural produce industries; 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; 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**

Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Biosolids treatment facilities; 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 (sex services); Industries; Jetties; Marinas; Moorings; Mooring pens; Open cut mining; Port facilities; Registered clubs; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Sewage treatment plants; Sex services premises; Tourist and visitor accommodation; Transport depots; Truck

depots; 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 minimise fragmentation of valuable industrial land and provide large sites for integrated and large floorplate activities.
- To allow for a higher proportion of ancillary office floor space to support high technology, light industrial and small-scale warehouse-related land uses.

**2 Permitted without consent**

Nil

**3 Permitted with consent**

Agricultural produce industries; Animal boarding or training establishments; Boat building and repair facilities; Car parks; Depots; Environmental protection works; 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; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Places of public worship; Plant nurseries; Recreation areas; Research stations; Roads; 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; 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 facilitate mixed use urban growth around railway stations and transport nodes and corridors, commercial centres and open space.
- To provide local and regional employment and live and work opportunities.

**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**

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; 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; Moorings; Mooring pens; Open cut mining; Port facilities; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Rural industries; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Water recreation structures; Water supply systems; Wholesale supplies

**[3] Clause 4.1A Minimum lot sizes for dual occupancies, multi dwelling housing and residential flat buildings**

Omit “Zone B2 Local Centre, Zone B3 Commercial Core or Zone B4 Mixed Use” from the table to the clause.

Insert instead “Zone E1 Local Centre, Zone E2 Commercial Centre or Zone MU1 Mixed Use”.

**[4] Clause 4.6(6), note, 5.1(2), note and 5.3(3), note**

Omit the notes.

**[5] Schedule 1 Additional permitted uses**

Omit clause 2.

**[6] Schedule 1**

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

**Use of certain land in Zone E3**

- (1) This clause applies to land in Zone E3 identified as “Item 4” on the Additional Permitted Uses Map.
- (2) Development for the purposes of shop top housing is permitted with development consent.

**[7] Schedule 2 Exempt development**

Omit “(business zones)” from the matter relating to **Signage—business identification signs (business zones)**, heading.

Insert instead “in Zones E1, E2, E3 and MU1”.

**[8] Schedule 2, matter relating to Signage—business identification signs (industrial zones), heading**

Omit “(industrial zones)”. Insert instead “in Zone E4”.

**[9] Schedule 2, matter relating to Signage—real estate signs (residential, business and industrial zones), heading**

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

## **1.17 Tamworth Regional 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
- E5 Heavy 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 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 ensure quality of design of buildings and public spaces to achieve a locality that is safe and accessible.
- To ensure that the size and function of both retail and commercial facilities are established in accordance with the Council's preferred hierarchy of retail and commercial centres for the region.

**2 Permitted without consent**

Home occupations; Moorings; Roads

**3 Permitted with consent**

Artisan food and drink industries; Amusement centres; 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; Serviced apartments; Shop top housing; Tank-based aquaculture; Veterinary hospitals; 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; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Home occupation (sex services); Industrial retail outlet; Industrial training facilities; Industries; Jetties; Marinas; Moorings; Mooring pens; Mortuaries; Open cut mining; Recreation facilities (major); Research stations; Restricted premises; Rural industries; Rural workers' dwellings; 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 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**

Roads

**3 Permitted with consent**

Amusement centres; Artisan food and drink industries; Attached dwellings; Backpackers' accommodation; Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Creative industries; Entertainment facilities; Function centres; Home industries; Hostels; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Mortuaries; Multi dwelling housing; 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; Shop top housing; Tank-based aquaculture; Vehicle repair stations; Veterinary hospitals; Any other development not specified in item 2 or 4

**4 Prohibited**

Agriculture; Airstrips; Air transport facilities; 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; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipad; Highway service centres; Industrial retail outlet; Industrial training facilities; Industries; Jetties; Liquid fuel depots; Marinas; Mooring pens; Moorings; Open cut mining; Recreation facilities (major); Research stations; Residential accommodation; Rural industries; Service stations; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle sales or hire premises; Warehouse or distribution centres; Waste or resource management 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.

**2 Permitted without consent**

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; 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; 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; 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; Amusement centres; Aquaculture; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Eco-tourist facilities; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Heavy industrial storage establishments; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Pubs; Registered clubs; Residential accommodation; Retail premises; Rural industries; Sex services premises; Tourist and visitor accommodation; 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**

Roads

### **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; Shop top housing; 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 sheds; Camping grounds; Caravan parks; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Early education and care facilities; 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; Helipads; Home-based child care; Information and education facilities; Marinas; Mooring pens; Moorings; Open cut mining; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Respite day care centres; 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**

Roads

**3 Permitted with consent**

Data centres; Depots; Freight transport facilities; General industries; Hazardous storage establishments; Heavy industries; Industrial training facilities; Landscaping material supplies; Offensive storage establishments; Oyster aquaculture; 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; Amusement centres; Animal boarding or training establishments; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Crematoria; Early education and childcare facilities; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Function centres; Health services facilities; Home businesses; Home industries; Home occupations; Home occupations (sex services); Home-based child care; Information and education facilities; Kiosks; Light industries; Marinas; Mooring pens; Moorings; Open cut mining; Places of public worship; Plant nurseries; 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; 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**

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; 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; Animal boarding or training establishments; 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; Industrial training facilities; Industries; Open cut mining; Recreation facilities (major); Recreation facilities (outdoor); Residential accommodation; Rural industries; Sex services premises; Storage premises; Truck depots; Vehicle body repair workshops; Warehouse distribution centres; Waste or resource management facilities; Wharf or boating facilities

- [3] **Clauses 4.1AA(2)(d) and (e), 4.1AA(2)(d) and (e) and 4.1B(2)(b) and (3)(a)(ii)**  
Omit “E2” and “E3” wherever occurring. Insert instead “C2” and “C3”, respectively.
- [4] **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”.
- [5] **Clause 4.2B, heading and (1)(b)**  
Omit “environment protection”. Insert instead “conservation”.
- [6] **Clause 5.1(2), table and 5.1A, table**  
Omit “Zone B3 Commercial Core” wherever occurring.  
Insert instead “Zone E2 Commercial Centre”.
- [7] **Clause 5.1(2), note**  
Omit the note.
- [8] **Clause 7.4, heading**  
Omit “Zone B1 and Zone B4”. Insert instead “Zones E1, E3 and MU1”.
- [9] **Clause 7.4(1) and (2)**  
Omit “Zone B1 Neighbourhood Centre or Zone B4 Mixed Use” wherever occurring.  
Insert instead “Zone E1, E3 or MU1”.
- [10] **Schedule 1 Additional permitted uses**  
Omit “Lots 1, 2, 26 and 27, DP 37341 at 508–514 Armidale Road and Lot 3, DP 37341 at 6 Railway Street, Nemingha” from clause 1A(1).  
Insert instead “land identified as “1A” on the Additional Permitted Uses Map”.
- [11] **Schedule 1, clause 1(1)**  
Omit “Lot 17/E, DP 223116 in Zone R1 General Residential at 1 Edgeroy Street, South Tamworth”.  
Insert instead “land identified as “1” on the Additional Permitted Uses Map”.



**[12] Schedule 1**

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

**Use of certain land for rural workers' dwellings**

- (1) This clause applies to land identified as “3” on the Additional Permitted Uses Map”.
- (2) Development for the purposes of rural workers' dwellings is permitted with development consent.

**Use of certain land for food and drink premises**

- (1) This clause applies to land identified as “4” on the Additional Permitted Uses Map”.
- (2) Development for the purposes of food and drink premises is permitted with development consent.

**1.18 Tumut 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

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.

**2 Permitted without consent**

Building identification signs; 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; 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**

Advertising structures; Agriculture; Camping grounds; Caravan parks; Eco-tourist facilities; Freight transport facilities; Heavy industrial storage establishments; Industries; Open cut mining; Residential accommodation; Rural industries; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Warehouse or distribution centres

**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; Roads

**3 Permitted with consent**

Cellar door premises; 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; Rural supplies; Specialised retail premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sale or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

**4 Prohibited**

Camping grounds; Caravan parks; Centre-based child care facilities; Commercial premises; Eco-tourist facilities; Health services facilities; Heavy industries; Public administration buildings; Recreation areas; Registered clubs; Residential accommodation; Respite day care centres; Tourist and visitor accommodation

**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**

Building identification signs; Home businesses; 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**

Heavy industrial storage establishments; Heavy industries; Home occupations (sex services); Intensive livestock agriculture; Pond-based aquaculture; Sex services premises

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

Omit clauses 4.1AA(2)(f) and (g). Insert instead—

(f) Zone E4 General Industrial,

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

Omit the notes.

**[5] Clause 6.12 Exceptions to minimum subdivision lot sizes for certain land**

Omit “IN1” from clause 6.12(3)(a)(i). Insert instead “E4”.