



New South Wales

# **State Environmental Planning Policy Amendment (Land Use Zones) 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) 2022**

under the

Environmental Planning and Assessment Act 1979

### **1 Name of Policy**

This Policy is *State Environmental Planning Policy Amendment (Land Use Zones) 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This Policy is repealed at the beginning of the day after the day on which this Policy commences.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 Blayney Local Environmental Plan 2012

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

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

#### **Employment Zones**

E1 Local Centre

E3 Productivity Support

E4 General Industrial

#### [2] Land Use Table

Omit the matter relating to Zones B2, 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 preserve Adelaide Street as the retail and commercial centre of the Town of Blayney to support the needs of Blayney.

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

Environmental protection works; Roads

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

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

##### **4 Prohibited**

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

industrial storage establishments; Highway service centres; Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Port facilities; Recreation facilities (major); Recreation facilities (outdoor); Rural industries; Rural workers' dwellings; Sewage treatment plants; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Water recycling facilities; 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.

### **2 Permitted without consent**

Environmental protection works; Roads

### **3 Permitted with consent**

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

### **4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Amusement centres; Biosolids treatment facilities; Boat launching ramps; Boat sheds;

Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Home businesses; Home occupations; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Port facilities; Registered clubs; Residential accommodation; Restricted premises; Rural industries; Sewage treatment plants; Sex services premises; Tourist and visitor accommodation; Transport depots; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water treatment facilities; Wharf or boating facilities

## **Zone E4 General Industrial**

### **1 Objectives of zone**

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

### **2 Permitted without consent**

Environmental protection works

### **3 Permitted with consent**

Agricultural produce industries; 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; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Plant nurseries; Rural supplies; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

### **4 Prohibited**

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

**[3] Clause 4.2A Erection of dwelling houses or dual occupancies on land in certain rural zones**

Omit “and environment protection” from clause 4.2A(1)(b).

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

Omit clause 4.6(6), note.

**[5] Clause 6.2 Stormwater management**

Omit “, business and industrial” from clause 6.2(2). Insert instead “and employment”.

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

Omit “(When this Plan was made this Schedule was blank)”.

Insert instead with appropriate clause numbering—

**Use of certain land in Zone E3**

Development for the purposes of group homes is permitted with development consent on land identified as “Area C” in Zone E3 on the Land Zoning Map.

## **1.2 Blue Mountains Local Environmental Plan 2015**

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

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

**Employment Zones**

E1 Local Centre

E2 Commercial Centre

E3 Productivity Support

E4 General Industrial

**[2] Land Use Table**

Omit the matter relating to Zones B1, B2, 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 promote the unique character of each of the towns and villages of the Blue Mountains.
- To ensure that development does not unreasonably affect residential amenity as a result of factors such as operating hours, noise, loss of privacy and pedestrian and vehicular traffic.

**2 Permitted without consent**

Environmental protection works; Home businesses; Home occupations

**3 Permitted with consent**

Amusement centres; Boarding houses; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Dual occupancies; Dwelling houses; Entertainment facilities; Exhibition homes; Flood mitigation works; Function centres; Group homes; Home industries; Home-based child care; 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; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Secondary dwellings; Service stations; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; 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 promote the unique character of each of the towns and villages of the Blue Mountains.

**2 Permitted without consent**

Environmental protection works; Home businesses; Home occupations

**3 Permitted with consent**

Amusement centres; Artisan food and drink industries; Backpackers' accommodation; Boarding houses; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Dual occupancies; Dwelling houses; Entertainment facilities; Exhibition homes; Flood mitigation works; Function centres; Home industries; Home-based child care; 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; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Secondary dwellings; Service stations; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Veterinary hospitals

**4 Prohibited**

Any development not specified in item 2 or 3

**Zone E3 Productivity Support**

**1 Objectives of zone**

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

**2 Permitted without consent**

Environmental protection works; Home businesses; Home occupations

**3 Permitted with consent**

Animal boarding or training establishments; Boat building and repair facilities; Building identification signs; Business identification signs; Business premises; Car parks; Centre-based child care facilities; Community facilities; Depots; Electricity generating works; Entertainment facilities; Flood mitigation works; Food and drink premises; Freight transport facilities; Function centres; Garden centres; General industries; Hardware and building supplies; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Landscaping material supplies; Light industries; Liquid fuel depots; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Respite day care centres; Roads; Rural supplies; Service stations; Sewerage systems; Sex services premises; Specialised retail premises; Storage premises; Take away food and drink premises;



Tank-based aquaculture; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management 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 ensure that industrial development incorporates measures to mitigate operational impacts from noise generation or pollution on the sensitive environment of the Blue Mountains.
- To encourage the growth of emerging businesses, including those relating to information technology and cultural industries such as arts and design-based businesses and associated production.

**2 Permitted without consent**

Environmental protection works; Home businesses; Home occupations

**3 Permitted with consent**

Animal boarding or training establishments; Building identification signs; Business identification signs; Business premises; Car parks; Centre-based child care facilities; Community facilities; Depots; Educational establishments; Entertainment facilities; Environmental facilities; Exhibition homes; Flood mitigation works; Freight transport facilities; Function centres; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Health services facilities; Home-based child care; Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Landscaping material supplies; Light industries; Liquid fuel depots; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Public administration buildings; Recreation areas; Recreation facilities (indoor); Registered clubs; Research stations; Respite day care centres; Roads; Rural supplies; Service stations; Sex services premises; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies

#### **4 Prohibited**

Any development not specified in item 2 or 3

- [3] **Land Use Table**  
Omit “E2” from Zone C2 Environmental Conservation, item 3, note. Insert instead “C2”.
- [4] **Clauses 4.1(3B), 4.1AA(2)(f) and (g), 4.1A(2)(c) and (d), 4.1E(2)(a)–(c), (3) and (4), 4.1G(2), (3), (4) and (4A), 4.3A(4) and (5), 4.4A(2) and (7), 4.4B(2), 4.6(8)(ca) and 5.1(2), table**  
Omit “E2”, “E3” and “E4” wherever occurring.  
Insert instead “C2”, “C3” and “C4”, respectively.
- [5] **Clauses 4.1A, heading, 4.1E, heading and (1)(a), 4.1F, heading and (1), 4.6(8)(ba) and 6.17(2)**  
Omit “environment protection” wherever occurring. Insert instead “conservation”.
- [6] **Clause 4.1B Minimum lot sizes for dual occupancies**  
Omit “Zone B2 Local Centre” and “Zone IN2 Light Industrial” wherever occurring in the table.  
Insert instead “Zone E1 Local Centre” and “Zone E4 General Industrial identified as “Area 1” on the Land Zoning Map”, respectively.
- [7] **Clause 4.1G, heading**  
Omit “certain industrial and environment protection”.  
Insert instead “Zone E4 and conservation”.
- [8] **Clause 4.1G(2) and (2A)**  
Omit “Zone IN1” wherever occurring. Insert instead “Zone E4”.
- [9] **Clause 4.6(8)(bb)**  
Omit “certain industrial and environment protection”.  
Insert instead “Zone E4 and conservation”.
- [10] **Clause 4.6(8)(cb)**  
Omit “Zones B1 and B2”. Insert instead “Zone E1”.
- [11] **Clauses 6.1(5), 6.23(4)(b) and 6.25, heading and (2), 6.28(2)((c) and (d), 6.30, heading and (1) and (2), 7.2(6)(c) and (d), 7.6(20)(a), 7.7(2)(c) and (3)(e), 7.8(7)(a) and 7.9(d)**  
Omit “E2”, “E3” and “E4” wherever occurring.  
Insert instead “C2”, “C3” and “C4”, respectively.
- [12] **Clause 6.20 Active street frontages**  
Omit “Zone B2 Local Centre” from clause 6.20(1). Insert instead “Zone E1 Local Centre”.
- [13] **Clause 6.26, heading**  
Omit “in Zones B1 and B2”. Insert instead “and specialised retail premises in Zone E1”.
- [14] **Clause 6.26(1)**  
Insert “and specialised retail premises” after “shops”.

**[15] Clause 6.26(3) and (4)**

Insert “or specialised retail premises” after “shops” and “shop” wherever occurring.

**[16] Clause 6.27 Drive-through take away food and drink premises**

Omit “take away” wherever occurring, including the heading.

**[17] Clause 6.31 Location of sex services premises**

Omit clause 6.31(2)(a)(i). Insert instead—

- (i) on which residential accommodation is permitted, or

**[18] Clause 7.2 Blackheath Precinct**

Omit “B2-BH01” and “B2-BH02” and “B2-BH03” wherever occurring in clause 7.2(1)–(3).

Insert instead “E1-BH01”, “E1-BH02” and “E1-BH03”, respectively.

**[19] Clause 7.3 Blaxland Precinct**

Omit “B2-BX01” from clause 7.3(1). Insert instead “E1-BX01”.

**[20] Clause 7.3(5) and (6)**

Insert after clause 7.3(4)—

- (5) The objectives for development on land identified as “Blaxland Precinct E1-BX05” or “Blaxland Precinct E1-BX06” on the Built Character Map are as follows—
  - (a) to ensure that development contributes to the creation of a distinct village identity,
  - (b) to maintain a diverse range of small-scale business activities that service the surrounding neighbourhood,
  - (c) to encourage modest increases in business floor space, consistent with the capacity of the surrounding road network and available centre parking,
  - (d) to ensure that non-residential uses are compatible with residential uses and do not unreasonably affect residential amenity as a result of factors such as operating hours, noise, loss of privacy and<sup>7</sup> pedestrian and vehicular traffic,
  - (e) to provide for the coordinated design of business signage and shop fronts in accordance with a village theme,
  - (f) to ensure that on-site car parking does not dominate streetscapes or restrict the potential to provide additional shop frontages,
  - (g) to promote high quality urban design of built forms.
- (6) The objectives for development on land identified as “Blaxland Precinct E1-BX07” on the Built Character Map are as follows—
  - (a) to facilitate employment uses compatible with surrounding low density residential areas,
  - (b) to ensure that development incorporates measures to mitigate operational impacts upon adjoining or adjacent residential land uses from noise, vibration, smell, smoke, dust, oil and waste products,

- (c) to provide facilities or services to meet the day to day needs of workers in the area, and support the viability of centres and employment precincts,
- (d) to ensure that development is designed and landscaped to create a transition between employment precincts and low density residential areas,
- (e) to allow low density residential development in established residential areas that does not compromise existing employment uses.

**[21] Clause 7.3A**

Insert after clause 7.3—

**7.3A Falconbridge Precinct**

The objectives for development on land identified as “Falconbridge Precinct E1-FB01” on the Built Character Map are as follows—

- (a) to ensure that development contributes to the creation of a distinct village identity,
- (b) to maintain a diverse range of small-scale business activities that service the surrounding neighbourhood,
- (c) to encourage modest increases in business floor space, consistent with the capacity of the surrounding road network and available centre parking,
- (d) to ensure that non-residential uses are compatible with residential uses and do not unreasonably affect residential amenity as a result of factors such as operating hours, noise, loss of privacy and pedestrian and vehicular traffic,
- (e) to provide for the coordinated design of business signage and shop fronts in accordance with a village theme,
- (f) to ensure that on-site car parking does not dominate streetscapes or restrict the potential to provide additional shop frontages,
- (g) to promote high quality urban design of built forms.

**[22] Clause 7.4 Glenbrook Precinct**

Omit “B1-GB01”. Insert instead “E1-GB01”.

**[23] Clause 7.5 Hazelbrook Precinct**

Omit “B2-HB01” from clause 7.5(1). Insert instead “E1-HB01”

**[24] Clause 7.5(4)**

Omit “B1-HB04”. Insert instead “E1-HB04”.

**[25] Clause 7.5(5)**

Insert after clause 7.5(4)—

- (5) The objectives for development on land identified as “Hazelbrook Precinct E1-HB05” on the Built Character Map are as follows—
  - (a) to ensure that development contributes to the creation of a distinct village identity,
  - (b) to maintain a diverse range of small-scale business activities that service the surrounding neighbourhood,

- (c) to encourage modest increases in business floor space, consistent with the capacity of the surrounding road network and available centre parking,
- (d) to ensure that non-residential uses are compatible with residential uses and do not unreasonably affect residential amenity as a result of factors such as operating hours, noise, loss of privacy and pedestrian and vehicular traffic,
- (e) to provide for the coordinated design of business signage and shop fronts in accordance with a village theme,
- (f) to ensure that on-site car parking does not dominate streetscapes or restrict the potential to provide additional shop frontages,
- (g) to promote high quality urban design of built forms.

**[26] Clause 7.6 Katoomba Precinct**

Omit “B2-KA01”, “B2-KA02”, “B2-KA03”, “B2-KA04”, “B2-KA05”, “B2-KA06” wherever occurring in clause 7.6(1)–(6).

Insert instead “E1-KA01”, “E1-KA02”, “E1-KA03”, “E1-KA04”, “E1-KA05” and “E1-KA06”, respectively.

**[27] Clause 7.6(21) and (22)**

Insert after clause 7.6(20)—

- (21) The objectives for development on land identified as “Katoomba Precinct E1-KA021” on the Built Character Map are as follows—
  - (a) to ensure that development contributes to the creation of a distinct village identity,
  - (b) to maintain a diverse range of small-scale business activities that service the surrounding neighbourhood,
  - (c) to encourage modest increases in business floor space, consistent with the capacity of the surrounding road network and available centre parking,
  - (d) to ensure that non-residential uses are compatible with residential uses and do not unreasonably affect residential amenity as a result of factors such as operating hours, noise, loss of privacy and pedestrian and vehicular traffic,
  - (e) to provide for the coordinated design of business signage and shop fronts in accordance with a village theme,
  - (f) to ensure that on-site car parking does not dominate streetscapes or restrict the potential to provide additional shop frontages,
  - (g) to promote high quality urban design of built forms.
- (22) The objectives for development on land identified as “Katoomba Precinct E1-KA022”, “Katoomba Precinct E1-KA023” or “Katoomba Precinct E1-KA024” on the Built Character Map are as follows—
  - (a) to facilitate employment uses compatible with surrounding low density residential areas,
  - (b) to ensure that development incorporates measures to mitigate operational impacts upon adjoining or adjacent residential land uses from noise, vibration, smell, smoke, dust, oil and waste products,

- (c) to provide facilities or services to meet the day to day needs of workers in the area, and support the viability of centres and employment precincts,
- (d) to ensure that development is designed and landscaped to create a transition between employment precincts and low density residential areas,
- (e) to allow low density residential development in established residential areas that does not compromise existing employment uses.

**[28] Clause 7.7 Lawson Precinct**

Omit “B2-LA01” from clause 7.7(1). Insert instead “E1-LA01”.

**[29] Clause 7.7(5)**

Insert after clause 7.7(4)—

- (5) The objectives for development on land identified as “Lawson Precinct E4-LA05” on the Built Character Map are as follows—
  - (a) to facilitate employment uses compatible with surrounding low density residential areas,
  - (b) to ensure that development incorporates measures to mitigate operational impacts upon adjoining or adjacent residential land uses from noise, vibration, smell, smoke, dust, oil and waste products,
  - (c) to provide facilities or services to meet the day to day needs of workers in the area, and support the viability of centres and employment precincts,
  - (d) to ensure that development is designed and landscaped to create a transition between employment precincts and low density residential areas,
  - (e) to allow low density residential development in established residential areas that does not compromise existing employment uses.

**[30] Clause 7.8 Leura Precinct**

Omit “B2-LE01” from clause 7.8(1). Insert instead “E1-LE01”.

**[31] Clause 7.9A**

Insert after clause 7.9—

**7.9A Mount Riverview Precinct**

The objectives for development on land identified as “Mount Riverview Precinct E1-MR01” on the Built Character Map are as follows—

- (a) to ensure that development contributes to the creation of a distinct village identity,
- (b) to maintain a diverse range of small-scale business activities that service the surrounding neighbourhood,
- (c) to encourage modest increases in business floor space, consistent with the capacity of the surrounding road network and available centre parking,
- (d) to ensure that non-residential uses are compatible with residential uses and do not unreasonably affect residential amenity as a result of factors such as operating hours, noise, loss of privacy and pedestrian and vehicular traffic,

- (e) to provide for the coordinated design of business signage and shop fronts in accordance with a village theme,
- (f) to ensure that on-site car parking does not dominate streetscapes or restrict the potential to provide additional shop frontages,
- (g) to promote high quality urban design of built forms.

**[32] Clause 7.10 Mount Victoria Precinct**

Omit “B1-MV01” from clause 7.10(1). Insert instead “E1-MV01”.

**[33] Clause 7.11 Springwood Precinct**

Omit “B2-SP01” from clause 7.11(1)(a). Insert instead “E1-SP01”.

**[34] Clause 7.11(6)**

Insert after clause 7.11(5)—

- (6) The objectives for development on land identified as “Springwood Precinct E4-SP06” on the Built Character Map are as follows—
  - (a) to facilitate employment uses compatible with surrounding low density residential areas,
  - (b) to ensure that development incorporates measures to mitigate operational impacts upon adjoining or adjacent residential land uses from noise, vibration, smell, smoke, dust, oil and waste products,
  - (c) to provide facilities or services to meet the day to day needs of workers in the area, and support the viability of centres and employment precincts,
  - (d) to ensure that development is designed and landscaped to create a transition between employment precincts and low density residential areas,
  - (e) to allow low density residential development in established residential areas that does not compromise existing employment uses.

**[35] Clauses 7.11A and 7.11B**

Insert after clause 7.11—

**7.11A Valley Heights Precinct**

The objectives for development on land identified as “Valley Heights Precinct E4-VH01” on the Built Character Map are as follows—

- (a) to facilitate employment uses compatible with surrounding low density residential areas,
- (b) to ensure that development incorporates measures to mitigate operational impacts upon adjoining or adjacent residential land uses from noise, vibration, smell, smoke, dust, oil and waste products,
- (c) to provide facilities or services to meet the day to day needs of workers in the area, and support the viability of centres and employment precincts,
- (d) to ensure that development is designed and landscaped to create a transition between employment precincts and low density residential areas,
- (e) to allow low density residential development in established residential areas that does not compromise existing employment uses.

#### **7.11B Warrimoo Precinct**

The objectives for development on land identified as “Warrimoo Precinct E1-WM01” on the Built Character Map are as follows—

- (a) to ensure that development contributes to the creation of a distinct village identity,
- (b) to maintain a diverse range of small-scale business activities that service the surrounding neighbourhood,
- (c) to encourage modest increases in business floor space, consistent with the capacity of the surrounding road network and available centre parking,
- (d) to ensure that non-residential uses are compatible with residential uses and do not unreasonably affect residential amenity as a result of factors such as operating hours, noise, loss of privacy and pedestrian and vehicular traffic,
- (e) to provide for the coordinated design of business signage and shop fronts in accordance with a village theme,
- (f) to ensure that on-site car parking does not dominate streetscapes or restrict the potential to provide additional shop frontages,
- (g) to promote high quality urban design of built forms.

#### **[36] Clause 7.12 Wentworth Falls Precinct**

Omit “B2-WF01” from clause 7.12(1). Insert instead “E1-WF01”.

#### **[37] Clause 7.13 Winmalee Precinct**

Omit “B2-WL01” from clause 7.13(1). Insert instead “E1-WL01”.

#### **[38] Clause 7.14 Woodford Precinct**

Omit “B1-WD01” from clause 7.14(1). Insert instead “E1-WD01”.

#### **[39] Schedule 1 Additional permitted uses**

Omit “E2” from clause 17(1). Insert instead “C2”.

#### **[40] Schedule 1**

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

##### **Use of certain land in Zone E4**

- (1) This clause applies to land identified as “Area 1” on the Land Zoning Map.
- (2) Development for the following purposes is permitted with development consent—
  - (a) dual occupancies,
  - (b) dwelling houses,
  - (c) secondary dwellings.

#### **[41] Schedule 2 Exempt development**

Omit “E4” wherever occurring in the matter relating to **Fences on land in Zone E4 Environment Living**.

Insert instead “C4”.



**[42] Schedule 2, matter relating to Rainwater tanks (above ground) on land in Zone E4 Environmental Living**

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

**[43] Dictionary**

Omit “E2” from definition of *environmentally sensitive land*, paragraph (a).

Insert instead “C2”.

**[44] Dictionary, definition of “notional development area”**

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

### **1.3 Bogan 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

E3 Productivity Support

E4 General Industrial

**[2] Land Use Table**

Omit the matter relating to Zones B2, B6 and IN1. Insert instead—

**Zone E1 Local Centre**

**1 Objectives of zone**

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

**2 Permitted without consent**

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

**3 Permitted with consent**

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

#### **4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Eco-tourist facilities; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Recreation facilities (major); Rural industries; Rural workers' dwellings; Sewage treatment plants; Vehicle body repair workshops; Waste or resource management facilities; Water treatment facilities; Wharf or boating facilities

### **Zone 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; Home-based child care; Home occupations; Roads

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

Animal boarding or training establishments; Boat building and repair facilities; Business premises; Centre-based child care facilities; Community facilities; Depots; Function centres; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; 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; 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 launching ramps; Boat sheds; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Port facilities; Residential accommodation; Resource recovery facilities; Roadside stalls; Rural industries; Sewage treatment plants; Shops; Waste disposal facilities; Water treatment facilities; Wharf or boating facilities

**Zone E4 General Industrial**

**1 Objectives of zone**

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

**2 Permitted without consent**

Environmental protection works; Roads

**3 Permitted with consent**

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

**4 Prohibited**

Agriculture; 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; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Function centres; Health services facilities; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Port facilities; Public administration buildings; Registered clubs; Residential accommodation; Respite day care centres; Schools; Tourist and visitor accommodation; Wharf or boating facilities

**[3] Clause 7.3 Stormwater management**

Omit “, business and industrial” from clause 7.3(2). Insert instead “and employment”.

**1.4 Coonamble 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

E3 Productivity Support

E4 General Industrial

**[2] Land Use Table**

Omit the matter relating to Zones B2, B6 and IN1. Insert instead—

**Zone E1 Local Centre**

**1 Objectives of zone**

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

**2 Permitted without consent**

Environmental protection works; Home occupations

**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; 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; Cemeteries; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Home occupations (sex services);

Home-based child care; Industrial retail outlets; Industrial training facilities; Industries; Mooring pens; Open cut mining; Port facilities; Recreation facilities (major); Residential accommodation; Rural industries; Sex services premises; Storage premises; Truck depots; Warehouse or distribution centres; Waste or resource management facilities; 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.

### **2 Permitted without consent**

Environmental protection works; 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; 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; Residential flat buildings; Respite day care centres; Roadside stalls; 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; Water recycling facilities; Wholesale supplies; Any other development not specified in item 2 or 4

### **4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Cemeteries; Correctional centres; Eco-tourist facilities; Exhibition homes; Exhibition villages; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Home occupations

(sex services); Home-based child care; Industries; Mooring pens; Port facilities; Residential accommodation; Retail premises; Rural industries; Sewerage systems; Wharf or boating facilities

## **Zone E4 General Industrial**

### **1 Objectives of zone**

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

### **2 Permitted without consent**

Nil

### **3 Permitted with consent**

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

### **4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Amusement centres; Camping grounds; Car parks; Caravan parks; Centre-based child care facilities; Commercial premises; Community facilities; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Function centres; Health services facilities; Highway service centres; Home-based child care; Home occupations (sex services); Information and education facilities; Mooring pens; Port facilities; Public administration buildings; Recreation facilities (major); Registered clubs; Residential accommodation; Respite day care centres; Schools; Tourist and visitor accommodation; Wharf or boating facilities

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

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

#### **[4] Clause 5.3 Development near zone boundaries**

Omit clause 5.3(3), note.

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

Omit clause 5.9(2)(d) and (e). Insert instead—

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

**[6] Clause 6.8 Stormwater management**

Omit “, business and industrial zones” from clause 6.8(2).

Insert instead “and employment zones”.

**[7] Schedule 2 Exempt development**

Omit “environmental” from the matter relating to **Signage—real estate signs**, subclause (1).

Insert instead “conservation”.

**[8] Schedule 2, matter relating to Signage—signs relating to lawful use of premises, subclause (2)(b)**

Omit “IN1”. Insert instead “E4”.

**[9] Schedule 2, matter relating to Signage—signs relating to lawful use of premises, subclause (2)(c)**

Omit “B2 or B6”. Insert instead “E1 or E3”.

## **1.5 Gilgandra 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

E3 Productivity Support

E4 General Industrial

**[2] Land Use Table**

Omit the matter relating to Zones B2, B6 and IN1. Insert instead—

**Zone E1 Local Centre**

**1 Objectives of zone**

- To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.
- To encourage investment in local commercial development that generates employment opportunities and economic growth.
- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council’s strategic planning for residential development in the area.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To permit non-commercial development in the zone if it is compatible with the commercial character of the area.
- To maintain the status and encourage the future growth of the Gilgandra established business centre as a retail, service, commercial and administrative centre while maintaining the centre’s compact form.

- 2 Permitted without consent**  
Environmental protection works; Home-based child care; Home occupations; Roads
- 3 Permitted with consent**  
Amusement centres; Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Light industries; Local distribution premises; Medical centres; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation facilities (indoor); Respite day care centres; Service stations; Shop top housing; Tank-based aquaculture; Veterinary hospitals; Any other development not specified in item 2 or 4
- 4 Prohibited**  
Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Cemeteries; Correctional centres; Crematoria; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industries; Open cut mining; Port facilities; Recreation facilities (major); Resource recovery facilities; Rural industries; Rural workers' dwellings; Sewage treatment plants; Vehicle body repair workshops; Waste disposal facilities; 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 provide for residential uses, but only as part of mixed use development.
- 2 Permitted without consent**  
Environmental protection works; Home-based child care; Home occupations; Roads



**3 Permitted with consent**

Animal boarding or training establishments; Boat building and repair facilities; Business premises; Centre-based child care facilities; Community facilities; Depots; Function centres; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; 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; Attached dwellings; Biosolids treatment facilities; Boarding houses; Cellar door premises; Cemeteries; Correctional centres; Crematoria; Dual occupancies; Dwelling houses; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Hostels; Industries; Open cut mining; Resource recovery facilities; Rural industries; Rural workers' dwellings; Secondary dwellings; Semi-detached dwellings; Sewage treatment plants; Shops; Waste disposal facilities; Water treatment facilities; Wharf or boating facilities

**Zone E4 General Industrial**

**1 Objectives of zone**

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.
- To ensure that new development and land uses incorporate measures that take account of their spatial context and mitigate potential impacts on neighbourhood amenity and character and on the efficient operation of the local or regional road system.

**2 Permitted without consent**

Environmental protection works; Roads

**3 Permitted with consent**

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

Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Rural supplies; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

**4 Prohibited**

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

**[3] Clauses 4.1AA(2)(b), 4.1A(2)(b) and 4.2A(2)(b)**

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

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

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

**1.6 Gloucester Local Environmental Plan 2010**

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

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

**Employment Zones**

E1 Local Centre

E4 General Industrial

E5 Heavy Industrial

**Mixed Use Zones**

MU1 Mixed Use

**[2] Land Use Table**

Omit the matter relating to Zones B2, B4, 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 traffic generated from development is managed to avoid conflict with the desired pedestrian environment.
- To maximise public transport patronage and encourage walking and cycling.
- To encourage employment opportunities in accessible locations.

**2 Permitted without consent**

Home occupations

**3 Permitted with consent**

Amusement centres; Artisan food and drink industries; Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Creative industries; Entertainment facilities; Function centres; High technology industries; 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; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Mortuaries; Open cut mining; Residential accommodation; Resource recovery facilities; Rural industries; 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

**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 innovation and sustainability in industry.

**2 Permitted without consent**

Home occupations

**3 Permitted with consent**

Business premises; Cellar door premises; 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; Markets; Neighbourhood shops; Oyster aquaculture; Plant nurseries; Roadside stalls; Rural supplies; Specialised retail premises; 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**

Airstrips; Air transport facilities; Agriculture; Camping grounds; Caravan parks; Commercial premises; Early education and care facilities; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Highway service centres; Industries; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Schools; Tourist and visitor accommodation; 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 support and create opportunities for heavy industrial development with access to transport and infrastructure networks.

**2 Permitted without consent**

Nil

**3 Permitted with consent**

Agriculture; Boat building and repair facilities; Building identification signs; Business identification signs; Car parks; Crematoria; Data centres; Depots; Environmental protection works; Extractive industries; Flood mitigation works; Freight transport facilities; General industries; Hazardous storage establishments; Heavy industrial storage establishments; Heavy industries; Helipads; Industrial training facilities; Industries; Offensive storage establishments; Mortuaries; Oyster aquaculture; Roads; Rural industries; Service stations; Tank-based aquaculture; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water supply systems

**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 traffic generated from development is managed to avoid conflict with the desired pedestrian environment.
- To encourage the integration of housing within the zone to promote housing diversity and community.
- To enable a range of tourism-related uses that support the business centre.

**2 Permitted without consent**

Home occupations

**3 Permitted with consent**

Amusement centres; Boarding houses; Boat sheds; Car parks; Centre-based child care facilities; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Early education and care facilities; Electricity generating works; Entertainment facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Function centres; Helipads; Home businesses; Hostels; Information and education facilities; Jetties; Light industries; Local distribution premises; Marinas; Medical centres; Mooring pens; Multi-dwelling housing; Oyster aquaculture; Passenger transport facilities; Places of public worship; Port facilities; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Service stations; Sewerage systems; Signage; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Veterinary hospitals; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

**4 Prohibited**

Any development not specified in item 2 or 3

**[3] Clauses 4.1AA(2)(b), 4.1A(2)(b), 4.2A(2), 4.2B(2)(b) and 6.7(1)(b)**

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

- [4] **Clauses 4.1A and 6.7, headings**  
Omit “E3” wherever occurring. Insert instead “C3”.
- [5] **Clauses 4.2A, heading and (1)(b) and 4.2B, heading**  
Omit “environment protection” wherever occurring. Insert instead “conservation”.
- [6] **Clause 4.2A(2)**  
Omit “E2”. Insert instead “C2”.
- [7] **Clause 5.3 Development near zone boundaries**  
Omit clause 5.3(3A). Insert instead—  
(3A) This clause does not apply to land in Zone E1 Local Centre, Zone E4 General Industrial, Zone E5 Heavy Industrial or Zone MU1 Mixed Use.
- [8] **Schedule 2 Exempt development**  
Omit “Zone B2 Local Centre or Zone B4 Mixed Use” from the matter relating to Advertising structures, subclause (3).  
Insert instead “Zone E1 or MU1”.
- [9] **Schedule 2, matter relating to Advertising structures, subclause (6)(d)**  
Omit “industrial zones”. Insert instead “Zone E4 or E5”.
- [10] **Schedule 2, matter relating to Advertising structures, subclause (10)(a)**  
Omit “Zone B2 Local Centre or Zone B4 Mixed Use”.  
Insert instead “Zone E1 or MU1”.
- [11] **Schedule 2, matter relating to Advertising structures, subclause (11)(a)**  
Omit “Zone B2 Local Centre, Zone B4 Mixed Use or an industrial zone”.  
Insert instead “Zone E1, E4, E5 or MU1”.
- 1.7 Griffith 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 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 that the density of commercial development reflects the needs of the local community and the capacity of the existing road and transport network.
- To generally conserve and enhance the business centre precincts by ensuring that new development integrates with the distinct urban scale, character, cultural heritage and landscape setting of the precincts.
- To enable development for residential purposes if adequate amenity is provided for residents of residential buildings and the land is not required for commercial use.

### **2 Permitted without consent**

Environmental protection works; Home-based child care

### **3 Permitted with consent**

Amusement centres; Backpackers' accommodation; Bed and breakfast accommodation; Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Home industries; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation facilities (indoor); Respite day care centres; Service stations; 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; 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; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Port facilities; Recreation facilities (major); Research stations; Resource recovery facilities; Rural industries; Rural workers' dwellings; 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; 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-based child care; 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; Function centres; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Rural supplies; Service stations; Serviced apartments; Shop top housing; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies; Any other development not specified in item 2 or 4

#### **4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; 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; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Port facilities; Residential accommodation; Resource recovery facilities; Restricted premises; Roadside stalls; Sewage treatment plants; Sex services premises; Shops; Tourist and visitor accommodation; 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.

### **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; Kiosks; Landscaping material supplies; Light industries; Liquid fuel depots; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Plant nurseries; Rural supplies; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

### **4 Prohibited**

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; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Heavy industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Port facilities; 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**

Environmental protection works; Extensive agriculture; Intensive plant agriculture

### **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; 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**

Airports; 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; Exhibition homes; Exhibition villages; Forestry; Function centres; Health services facilities; Home-based child care; 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; Passenger transport facilities; Places of public worship; Pond-based aquaculture; Port facilities; 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.
- To increase the permanent population and encourage the provision of affordable housing in mixed use areas by integrating residential development with commercial, light industrial and other employment generating uses.

**2 Permitted without consent**

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

**3 Permitted with consent**

Amusement centres; Boarding houses; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; 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 launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Home occupations (sex services); Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Port facilities; Recreation facilities (major); Research stations; Resource recovery facilities; Rural industries; Rural workers' dwellings; Sewage treatment plants; Sex services premises; Transport depots; Truck depots; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

**[3] Clauses 4.1AA(2)(e), 4.2A(2)(e) and 4.2C(2)(f)**

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

**[4] Clauses 4.1AA(2)(f), 4.1B(2)(c), 4.2C(2)(g) and 4.2G(2)(e)**

Omit "E4" wherever occurring. Insert instead "C4".

**[5] Clauses 4.1B, 4.2A and 4.2C, headings**

Omit "environment protection" wherever occurring. Insert instead "conservation".

**[6] Clause 4.2C**

Omit "environment protection" from clause 4.2C(1). Insert instead "conservation".

**[7] Clause 4.2G, heading**

Omit “environmental”. Insert instead “conservation”.

**1.8 Gundagai 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 and IN1. Insert instead—

**Zone E1 Local Centre**

**1 Objectives of zone**

- To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.
- To encourage investment in local commercial development that generates employment opportunities and economic growth.
- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council’s strategic planning for residential development in the area.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To promote the enhancement and conservation of heritage items.
- To ensure new development occurs in a way that does not compromise the values of existing heritage items.
- To encourage high quality urban design.

**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; Self-storage units; 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; Animal boarding or training establishments; Boat building and repair facilities; Boat sheds;

Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Marinas; Mooring pens; Moorings; Open cut mining; Research stations; Rural industries; Rural workers' dwellings; Sewerage systems; Sex services premises; Storage premises; Waste or resource management 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.

### **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; 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; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat sheds; Business premises; Camping grounds; Cellar door premises; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Community facilities; Correctional centres; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental protection works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Function centres; Hazardous industries; Hazardous storage establishments; Health services facilities; Highway service centres; Home-based child care; Information and education facilities; Marinas; Markets; Mooring pens; Moorings; Mortuaries; Offensive industries; Offensive storage establishments; Office premises; Open cut mining; Passenger transport facilities; Public administration buildings; Pubs; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Respite day care centres;

Restaurants or cafes; Roadside stalls; Shops; Tourist and visitor accommodation; Veterinary hospitals; Water recreation structures; 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 promote appropriate development at South Gundagai having regard to its strategic relationship to the Hume Highway.

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

Home occupations

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

Agricultural produce industries; 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; Animal boarding or training establishments; Boat building and repair facilities; Boat sheds; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Hazardous storage establishments; Industrial training facilities; Industries; Marinas; Mooring pens; Moorings; Offensive storage establishments; Open cut mining; Research stations; Rural industries; Rural workers' dwellings; Sewerage systems; Waste or resource management facilities; Water recreation structures; Water treatment facilities; Wharf or boating facilities

#### **[3] Clause 4.2A, heading**

Omit "protection".

#### **[4] Clause 4.2A(1)(b)**

Omit "environmental protection". Insert instead "residential".

## 1.9 Gwydir Local Environmental Plan 2013

### [1] Clause 2.1 Land use zones

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

**Employment Zones**  
E4 General Industrial

### [2] Land Use Table

Omit the matter relating to 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; 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; Landscaping material supplies; Light industries; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Plant nurseries; Rural supplies; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

##### **4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Camping grounds; 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; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Helipads; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Offensive industries; Open cut mining; Passenger transport facilities; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; 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

## 1.10 Hawkesbury 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

### [2] Land Use Table

Omit the matter relating to Zones B1, B2, 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 the scale and type of development is compatible with the character and amenity of the area.

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

Environmental protection works; 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; Warehouse or distribution centres; Any other development not specified in item 2 or 4

##### **4 Prohibited**

Airports; Airstrips; Boat building and repair facilities; Boat sheds; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Extensive agriculture; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy



industrial storage establishments; Home occupations (sex services); Hostels; Industrial retail outlets; Industries; Intensive livestock agriculture; Intensive plant agriculture; Jetties; Marinas; Moorings; Open cut mining; Recreation facilities (major); Research stations; Resource recovery facilities; Rural industries; Rural workers' dwellings; Sewerage systems; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; 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.

### **2 Permitted without consent**

Environmental protection works; Home occupations

### **3 Permitted with consent**

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

### **4 Prohibited**

Airports; Airstrips; Boat building and repair facilities; Boat sheds; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Extensive agriculture; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Home occupations (sex services); Hostels; Industrial retail outlets; Industries; Intensive livestock agriculture; Intensive plant agriculture; Jetties; Marinas; Moorings; Open cut mining; Pond-based aquaculture; Recreation facilities (major); Research stations; Resource recovery facilities; Rural industries; Rural workers' dwellings; Sewerage systems; Storage

premises; Transport depots; Truck depots; Vehicle body repair workshops; 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**

Environmental protection works; 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; 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**

Airports; Airstrips; Amusement centres; Boat sheds; Camping grounds; Car parks; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Exhibition homes; Exhibition villages; Extensive agriculture; Extractive industries; Farm buildings; Forestry; Freight transport facilities; General industries; Heavy industrial storage establishments; Heavy industries; Highway service centres; Home-based child care; Home businesses; Home occupations (sex services); Intensive livestock agriculture; Intensive plant agriculture; Jetties; Kiosks; Marinas;

Moorings; Open cut mining; Residential accommodation; Resource recovery facilities; Restricted premises; Roadside stalls; Rural industries; Sewerage systems; Sex services premises; Shops; Tourist and visitor accommodation; Transport depots; Waste disposal facilities; Water recreation structures; Water storage facilities; Water treatment 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; Home occupations

### **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; 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**

Airports; Airstrips; Amusement centres; Boat sheds; Business premises; Camping grounds; Car parks; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Educational establishments; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Hazardous storage establishments; Highway service centres; Home-based child care; Home businesses; Home occupations (sex services); Intensive livestock agriculture; Intensive plant agriculture; Jetties; Kiosks; Marinas; Markets; Moorings; Offensive storage establishments; Office premises; Recreation facilities (major); Research stations; Residential accommodation; Restricted premises; Roadside stalls; Sex services premises; Shops; Specialised retail premises; Tourist and visitor accommodation; Water recreation structures

#### **[3] Clauses 4.1AA(2)(i), 4.1A(2)(i), 4.1B(1)(f), 4.1H(2)(e) and 4.2A(2)(f)**

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

#### **[4] Clauses 4.1AA(2)(j), 4.1A(2)(j), 4.1B(1)(g), 4.1H(2)(f), 4.2A(2)(g) and 4.2B(1)(c)(v)**

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

- [5] **Clauses 4.1A and 4.1B, headings**  
Omit “**environmental protection**” wherever occurring. Insert instead “**conservation**”.
- [6] **Clause 4.1H, heading**  
Omit “**environment protection**”. Insert instead “**conservation**”.
- [7] **Schedule 1 Additional permitted uses**  
Omit clause 5.
- [8] **Schedule 2 Exempt development**  
Omit “a business or an industrial zone” from the matter relating to **Signs—general requirements**, subclause (6).  
Insert instead “an employment zone”.
- [9] **Schedule 2, Signs—business identification signs for businesses other than sex services premises in business and industrial zones, heading**  
Omit “**business and industrial**”. Insert instead “**employment**”.
- [10] **Schedule 2, Signs—business identification signs in residential, rural and environmental protection zones, heading**  
Omit “**environmental protection**”. Insert instead “**conservation**”.
- [11] **Schedule 2, Signs—real estate signs (advertising premises or land for sale or rent) in business or industrial zones, heading**  
Omit “**business or industrial**”. Insert instead “**employment**”.
- [12] **Schedule 2, Signs—real estate signs (advertising premises or land for sale or rent) in residential, rural or environmental protection zones, heading**  
Omit “**environmental protection**”. Insert instead “**conservation**”.
- [13] **Schedule 2, matter relating to Signs—temporary signs for religious, cultural, social or recreational events, subclause (3)**  
Omit “**environmental protection**”. Insert instead “**conservation**”.
- [14] **Schedule 2, matter relating to Signs—temporary signs for religious, cultural, social or recreational events, subclause (4)**  
Omit “**business and industrial**”. Insert instead “**employment**”.
- [15] **Schedule 2, matter relating to Signs—sandwich boards (A frame), subclause (1)**  
Omit “**business and industrial**”. Insert instead “**employment**”.
- [16] **Schedule 3 Complying development**  
Omit “Zones IN1 and IN2” from Part 1, **Building alterations and additions (external) to industrial buildings in Zones IN1 and IN2**, heading.  
Insert instead “**Zone E4**”.
- [17] **Schedule 3, Part 1, matter relating to Building alterations and additions (external) to industrial buildings in Zone E4, as amended by item [16]**  
Omit “E2” from subclause (2)(a). Insert instead “C2”.

**[18] Schedule 3, Part 2, Conditions relating to building alterations and additions (external) to industrial buildings in Zones IN1 and IN2, heading**

Omit “Zones IN1 and IN2”. Insert instead “Zone E4”.

**1.11 Hay Local Environmental Plan 2011**

**[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**

Environmental protections works; Roads; Water reticulation systems

**3 Permitted with consent**

Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Car parks; Community facilities; Correctional centres; Crematoria; Depots; Environmental facilities; Extractive industries; Freight transport facilities; Funeral homes; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Helipads; Heliports; Highway service centres; Industrial retail outlets; Industrial training facilities; Industries; Jetties; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Mortuaries; Neighbourhood shops; Oyster aquaculture; Places of public worship; Research stations; Restricted premises; 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; Veterinary hospitals; Warehouse or distribution centres; Water supply systems; Wholesale supplies

**4 Prohibited**

Any development not specified in item 2 or 3

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

Omit the notes.

**[4] Clause 6.4 Development on river front areas**

Omit “E2” from clause 6.4(4)(a). Insert instead “C2”.

**[5] Clause 6.4(4)(b)**

Omit “IN1”. Insert instead “E4”.

## **1.12 Hornsby Local Environmental Plan 2013**

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

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

**Employment Zones**

E1 Local Centre

E2 Commercial Centre

E3 Productivity Support

E4 General Industrial

**Mixed Use Zones**

MU1 Mixed Use

**[2] Clause 2.1**

Insert after the matter relating to Zone W2—

W4 Working Waterfront

**[3] Land Use Table**

Omit the matter relating to Zones B1, B2, B3, B4, B5, B6, 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 development that is compatible with the centre’s position in the hierarchy of centres.

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

**4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; 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 occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Research stations; Residential accommodation; Resource recovery facilities; Rural industries; Sewage treatment plants; Sex services premises; Storage premises; Truck depots; Vehicle body repair workshops; Vehicle repair stations; 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; Group homes; 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; Water reticulation systems; Any other development not specified in item 2 or 4

**4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; 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 occupations (sex services); 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; Sex services premises; Storage premises; Tourist and visitor accommodation; 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**

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; Group homes; Hardware and building supplies; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities;



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

**4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; 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 businesses; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Residential accommodation; Resource recovery facilities; Retail premises; Rural industries; Sewage treatment plants; Sex services premises; Tourist and visitor accommodation; 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**

Agricultural produce industries; Building identification signs; Business identification signs; Depots; Food and drink premises; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Plant nurseries; Rural supplies; Sawmill or log processing works; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse

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

**4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; 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; 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; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Registered clubs; Research stations; Residential accommodation; Restricted premises; Rural industries; Signage; 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; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Hostels; Information and education facilities; Light industries; Local distribution premises; Medical centres; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Water reticulation systems; Any other development not specified in item 2 or 4

**4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; 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; 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 businesses; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Research stations; Residential accommodation; Resource recovery facilities; Rural industries; Sewage treatment plants; Sex services premises; Storage premises; 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

**[4] Land Use Table**

Insert after the matter relating to Zone W2—

**Zone W4 Working Waterfront**

**1 Objectives of zone**

- To retain and encourage industrial and maritime activities on foreshores.
- To identify sites for maritime purposes and for activities requiring direct foreshore access.
- To ensure that development does not have an adverse impact on the environment and visual qualities of the foreshore.
- To encourage employment opportunities.
- To minimise any adverse effect of development on land uses in other zones.
- To accommodate the retail, commercial, service and social needs of the community that uses the Hawkesbury River and its tributaries.

**2 Permitted without consent**

Environmental protection works

**3 Permitted with consent**

Aquaculture; Boat building and repair facilities; Boat launching ramps; Building identification signs; Business identification signs; Business premises; Food and drink premises; Group homes; Health consulting rooms; Jetties; Kiosks; Light industries; Medical centres; Neighbourhood shops; Office premises; Shop top housing; Water reticulation systems; Any other development not specified in item 2 or 4

**4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Cemeteries; Commercial premises; Correctional centres; Crematoria; Depots; Educational establishments; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Health services facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home businesses;

Home occupations (sex services); Industries; Local distribution premises; Mooring pens; Moorings; Mortuaries; Open cut mining; Places of public worship; Recreation facilities (major); Research stations; Residential accommodation; Resource recovery facilities; Rural industries; Service stations; Sewage treatment plants; Sex services premises; Signage; Storage premises; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste disposal facilities; Water supply systems; Wholesale supplies

**[5] Clauses 4.1AA(2)(g)–(i), 4.1A(2)(g)–(i), 4.1B(2)(b) and (3)(b) and 5.9(2)(i) and (j) and Schedule 3, matter relating to Dams, subclause (3)(b)**

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

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

**[6] Clause 4.1B Minimum lot size for certain split zone lots**

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

Insert instead “employment, mixed use”.

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

Omit “B2” from clause 4.6(8A). Insert instead “E1”.

**[8] Clauses 5.1(2), table and 5.1A, table**

Omit “Zone B3 Commercial Core” and “B4” wherever occurring.

Insert instead “Zone E2 Commercial Centre” and “MU1”, respectively.

**[9] Part 6 Additional local provisions**

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

**Non-residential land uses in Zone E1**

- (1) The objective of this clause is to protect and maintain the use of land for non-residential purposes in Hornsby’s centres.
- (2) Development consent must not be granted to development for the purposes of residential accommodation in Zone E1 Local Centre unless the consent authority is satisfied that the development would not result in the net loss of gross floor area used for non-residential purposes in Zone E1 Local Centre.
- (3) In this clause—  
*non-residential purposes* means purposes, other than residential accommodation, that are permissible in Zone E1 Local Centre.

**Development in local centres**

- (1) The objectives of this clause are as follows—
  - (a) to ensure the scale and function of development in local centres are appropriate for the location,
  - (b) to ensure development in local centres is compatible with the desired future character and amenity of surrounding residential areas.
- (2) This clause applies to land identified as “Local Centre” on the Land Zoning Map.

- (3) Development consent must not be granted to development on land to which this clause applies unless the consent authority has considered—
- (a) the impact of the development on—
    - (i) the amenity of surrounding residential areas, and
    - (ii) the desired future character of the local centre, and
  - (b) whether the development is consistent with the hierarchy of centres.

**[10] 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 identified as “Area 10” on the Additional Permitted Uses Map.
- (2) Development for the purposes of residential flat buildings is permitted with development consent.

**1.13 Hunters Hill 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

**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, B4 and IN4. Insert instead—

**Zone E1 Local Centre**

**1 Objectives of zone**

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

**2 Permitted without consent**

Roads

**3 Permitted with consent**

Amusement centres; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; 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; Service stations; Shop top housing; Tank-based aquaculture; Veterinary hospitals

**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 that new buildings provide an appropriate transition between employment zones and surrounding residential localities.

**2 Permitted without consent**

Roads

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

**4 Prohibited**

Any development not specified in item 2 or 3

**[4] Land Use Table**

Insert after the matter relating to Zone C2—

## **Zone W4 Working Waterfront**

### **1 Objectives of zone**

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

### **2 Permitted without consent**

Nil

### **3 Permitted with consent**

Aquaculture; Boat building and repair facilities; Boat launching ramps; Charter and tourism boating facilities; Jetties; Light industries; Marinas; Roads

### **4 Prohibited**

Any development not specified in item 2 or 3

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

Omit “Zone B4 Mixed Use” wherever occurring in the Table.

Insert instead “Zone MU1 Mixed Use”.

#### **[6] Clause 4.3 Height of buildings**

Omit “business zones” from clause 4.3(1)(c).

Insert instead “Zone E1 or MU1”.

#### **[7] Clause 4.4 Floor space ratio**

Omit “business zones that” from clause 4.4(1)(b).

Insert instead “Zones E1 and MU1 so that the zones”.

#### **[8] Clause 6.3 Stormwater management**

Omit clause 6.3(2)(c)–(e). Insert instead—

- (c) Zone E1 Local Centre,
- (d) Zone MU1 Mixed Use,
- (e) Zone W4 Working Waterfront.

## **1.14 Kyogle 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 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 protect and strengthen the economic viability of the Kyogle local centre by ensuring it remains as the centre of business, retail, community and cultural activity.

**2 Permitted without consent**

Home-based child care; Home occupations

**3 Permitted with consent**

Amusement centres; Attached dwellings; 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; 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**

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; Environmental protection works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training



facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Recreation facilities (major); Recreation facilities (outdoor); 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; Vehicle repair stations; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Water recycling facilities; 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 facilitate the development and expansion of industrial activities that will contribute to local economic growth.

### **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; Landscape 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; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

### **4 Prohibited**

Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat launching ramps; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Commercial premises; Community facilities; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Function centres; Hazardous industries; Health services facilities; Heavy industrial storage establishments; Heavy industries; Helipads; Home-based child care; Home businesses; Home occupations; Information and education facilities; Jetties; Livestock processing industries; Marinas; Mooring pens; Moorings; Offensive industries; Open cut mining; Passenger transport facilities; Port facilities; Public administration buildings; Recreation areas; Recreation facilities (outdoor); Registered clubs;

Residential accommodation; Respite day care centres; Restricted 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 creative industries of a social or cultural nature.

### **2 Permitted without consent**

Home-based child care; Home occupations

### **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; 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; 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; Environmental protection works; 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; Port facilities; Recreation facilities (major); Recreation facilities (outdoor); 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; Wharf or boating facilities; Wholesale supplies

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

Omit the notes.

**[4] Clauses 6.8 and 6.9, headings**

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

**[5] Clauses 6.8(1) and 6.9(2)**

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

**[6] Schedule 3 Complying development**

Omit “an industrial zone” from the matter relating to **Industrial sheds**.

Insert instead “**Zone E4**”.

## **1.15 Lismore 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, IN1 and IN2. Insert instead—

**Zone E1 Local Centre**

**1 Objectives of zone**

- To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.
- To encourage investment in local commercial development that generates employment opportunities and economic growth.
- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council’s strategic planning for residential development in the area.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To ensure that development is of an appropriate scale to service the needs of the local community and does not detract from the role of the zone as the primary retail, commercial and entertainment centre of Lismore.
- To ensure that development is of an appropriate scale and is compatible with the character of the surrounding neighbourhood.

- 2 Permitted without consent**  
Environmental protection works; Home occupations; Home occupations (sex services)
- 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**  
Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; 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; Marinas; Mooring pens; Moorings; Mortuaries; 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 recycling facilities; Water storage facilities; 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**  
Environmental protection works; Home occupations; Home occupations (sex services)

**3 Permitted with consent**

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

**4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries, Correctional centres; Crematoria; Depots; Eco-tourist facilities; 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; Mooring pens; Moorings; Port facilities; Recreation facilities (major); Residential accommodation; Resource recovery facilities; Rural industries; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Water recycling 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 provide for residential uses, but only as part of mixed use development.

**2 Permitted without consent**

Environmental protection works; Home occupations; Home occupations (sex services)

**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; Biosolids treatment facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Industries; Marinas; Mooring pens; Moorings; Port facilities; Registered clubs; Residential accommodation; Resource recovery facilities; Restricted premises; Retail premises; Rural industries; Sewage treatment plants; Sex services premises; Tourist and visitor accommodation; Transport depots; Truck depots; Waste disposal facilities; Water recycling facilities; Water storage facilities; Water treatment facilities

**Zone E4 General Industrial**

**1 Objectives of zone**

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.
- To ensure that development does not adversely affect the flooding characteristics of the area or increase the hazard of flooding on adjoining land.

**2 Permitted without consent**

Environmental protection works; 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; Kiosks; Landscaping material supplies; Light industries; Liquid fuel depots; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Plant nurseries; Rural supplies; Specialised retail premises; 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; Airstrips; Amusement centres; Animal boarding or training establishments; 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; Farm buildings; Forestry; Function centres; Health services facilities; Highway service centres; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Passenger transport facilities; Port facilities; Public administration buildings; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Respite day care centres; Restricted 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 encourage a range of housing within a vibrant mixed use environment that is accessible to community facilities, commercial services and transport.

**2 Permitted without consent**

Environmental protection works; Home occupations; Home occupations (sex services)

**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; Biosolids treatment facilities; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Eco-tourist facilities; Exhibition villages; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Industrial retail outlets; Industrial training facilities; Industries; Marinas; Mooring pens; Moorings; Mortuaries; Port facilities; Recreation facilities (major); Resource recovery facilities; Rural industries; Rural workers' dwellings; Service stations; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Water recycling facilities; Water storage facilities; Water treatment facilities; Wholesale supplies

- [3] **Clauses 4.2A, heading and 4.2B, heading and (1)(b)**  
Omit “environment protection” wherever occurring. Insert instead “conservation”.
- [4] **Clause 4.2D, heading**  
Omit “environmental protection”. Insert instead “conservation”.
- [5] **Clause 4.2E Exceptions to minimum subdivision lot sizes for certain split zones**  
Omit “business, industrial” wherever occurring in clause 4.2E(2)(a) and (3)(a)(ii).  
Insert instead “employment, mixed use”.
- [6] **Schedule 2 Exempt development**  
Omit “business and industrial” from **Signage—portable weighted, A-frame and retractable business identification signs in business and industrial zones and Zone RU5 Village**, heading.  
Insert instead “employment and mixed use”.
- [7] **Schedule 2, matter relating to “Signage—portable weighted, A-frame and retractable business identification signs in business and industrial zones and Zone RU5 Village”, paragraph (e)**  
Omit “an industrial zone”. Insert instead “Zone E4”.
- [8] **Schedule 4 Classification and reclassification of public land**  
Omit “Zone IN1 General Industrial” from Part 1, the matter relating to 16 Taylor Street, South Lismore.  
Insert instead “Zone E4”.



## 1.16 Lockhart 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**

Environmental protection works; Roads

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

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

##### **4 Prohibited**

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

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

Omit the notes.

## 1.17 Nambucca Local Environmental Plan 2010

### [1] Clause 2.1 Land use zones

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

#### **Employment Zones**

E1 Local Centre

E2 Commercial Centre

E3 Productivity Support

E4 General Industrial

#### **Mixed Use Zones**

MU1 Mixed Use

### [2] Land Use Table

Omit the matter relating to Zones B1, B2, B3, B4, 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**

Nil

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

##### **4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Camping grounds; Caravan parks; Correctional centres; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Forestry; Freight transport facilities; Helipads; Home occupation (sex services); Industrial training facilities; Industries; Liquid fuel depots; Recreation facilities (outdoor); Research

stations; Residential accommodation; Rural industries; Self-storage units; Sex services premises; Transport depots; Truck depots; Waste or resource management facilities; Wharf or boating facilities

## **Zone E2 Commercial Centre**

### **1 Objectives of zone**

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

### **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; Hostels; Hotel or motel accommodation; Information and education facilities; Light industries; Local distribution premises; Medical centres; Mortuaries; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restricted premises; 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; Camping grounds; Caravan parks; Correctional centres; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Forestry; Freight transport facilities; Helipads; Home occupations (sex services); Industrial training facilities; Industries; Liquid fuel depots; Research stations; Residential accommodation; Rural industries; Self-storage units; Sex services premises; Transport depots; Truck depots; Waste or resource management facilities; Wharf or boating facilities

## **Zone E3 Productivity Support**

### **1 Objectives of zone**

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

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

**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; 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; Camping grounds; Caravan parks; Correctional centres; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Helipads; Highway service centres; Industries; Liquid fuel depots; Residential accommodation; Restricted premises; Retail premises; Rural industries; Sex services premises; Tourist and visitor accommodation; Waste or resource management facilities; Wharf or boating facilities

**Zone E4 General Industrial**

**1 Objectives of zone**

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

- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.

**2 Permitted without consent**

Nil

**3 Permitted with consent**

Depots; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Landscaping material supplies; Light industries; 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; Animal boarding or training establishments; Business premises; Camping grounds; Caravan parks; Correctional centres; Eco-tourist facilities; Exhibition homes; Exhibition villages; Health services facilities; Public administration buildings; Recreation facilities (outdoor); Residential accommodation; Retail premises; Tourist and visitor accommodation; Wharf or boating facilities

**Zone MU1 Mixed Use**

**1 Objectives of zone**

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

**2 Permitted without consent**

Nil

**3 Permitted with consent**

Amusement centres; Boarding houses; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Information and education facilities; Light industries; Local distribution premises; Medical centres; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; 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; Animal boarding or training establishments; Camping grounds; Caravan parks; Correctional centres; Eco-tourist facilities; Extractive industries; Forestry; Freight transport facilities; Helipads; Industrial training facilities; Industries; Liquid fuel depots; Resource recovery facilities; Roadside stalls; Rural industries; Rural workers' dwellings; Sex services premises; Transport depots; Truck depots; Wharf or boating facilities

- [3] **Clauses 4.1AA(2)(d), 4.1B(2)(b) and (3)(a)(ii), 4.1C(2)(f), 4.2B(2)(d) and 4.2D(2)(c)**  
Omit "E2" wherever occurring. Insert instead "C2".
- [4] **Clauses 4.1AA(2)(e), 4.1B(2)(b) and (3)(a)(ii), 4.1C(2)(g), 4.2B(2)(e) and 4.2D(2)(d)**  
Omit "E3" wherever occurring. Insert instead "C3".
- [5] **Clause 4.1B Minimum subdivision lot sizes for certain split zones**  
Omit "business, industrial" wherever occurring in clause 4.1B(2)(a) and (3)(a)(i).  
Insert instead "employment, mixed use".
- [6] **Clause 4.1C, heading**  
Omit "environmental protection". Insert instead "conservation".
- [7] **Clause 4.1C(2)(e)**  
Omit "E1". Insert instead "C1".
- [8] **Clause 4.2B, heading**  
Omit "environmental". Insert instead "conservation".
- [9] **Schedule 2 Additional permitted uses**  
Omit "business zones" from the matter relating to **Signage—business zones**, heading.  
Insert instead "**Zones E1, E2, E3 and MU1**".
- [10] **Schedule 3 Complying development**  
Omit "IN1 General Industrial or Zone IN2 Light Industrial" from the matter relating to **Industrial Development**, subclause (2).  
Insert instead "E4".

#### **1.18 Narrabri 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.
- To generally conserve and enhance the unique sense of place of business centre precincts by ensuring that new development integrates with the distinct urban scale, character, cultural heritage and landscape setting of those places.
- To ensure that 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; Roads; Water reticulation systems

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

### **4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; 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; 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; Vehicle repair stations; 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; 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; Landscaping material supplies; Light industries; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Plant nurseries; Rural supplies; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

### **4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; 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; Farm buildings; Forestry; Function centres; Health services facilities; Helipads; Highway service centres; Home businesses; Home occupations; Home occupations (sex services); Home-based child care; Information and education facilities; Jetties; Marinas; Mooring pens; 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**

Environmental protection works; Home occupations; Roads; Water reticulation systems

**3 Permitted with consent**

Amusement centres; Boarding houses; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Dwelling houses; Entertainment facilities; Function centres; Hostels; Information and education facilities; Light industries; Local distribution premises; Medical centres; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Semi-detached dwellings; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Water or resource transfer 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; 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; Home occupations (sex services); Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Mortuaries; Open cut mining; Recreation facilities (major); Recreation facilities (outdoor); Residential accommodation; Rural industries; Sewerage systems; Sex services premises; Transport depots; Truck depots; Vehicle body repair workshops; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

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

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

**[4] Clauses 4.1A, heading and 4.2B, heading and (1)(b)**

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

**[5] Clause 4.2B(2)**

Omit the subclause. Insert instead—

- (2) This clause applies to land in the following zones—
- (a) Zone RU1 Primary Production,
  - (b) Zone RU4 Primary Production Small Lots,
  - (c) Zone R5 Large Lot Residential,
  - (c) Zone C3 Environmental Management.

- [6] **Clauses 4.6(6), note and 5.3(3), note**  
Omit the notes.
- [7] **Clause 6.8 Active street frontages**  
Omit “B2” from clause 6.8(1). Insert instead “E1”.
- [8] **Schedule 2, matter relating to Signage—signs on general requirements, subclause (9)**  
Omit “Zone B2 Local Centre, Zone B4 Mixed Use, Zone IN1 General Industrial or Zone IN2 Light Industrial, or on business or industrial premises in Zone RU5 Village”.  
Insert instead “Zone E1, E4 or MU1 or on business or industrial premises in Zone RU5”.
- [9] **Schedule 2, matter relating to Signage—signs on residential premises, subclause (2)**  
Omit “E3”. Insert instead “C3”.
- [10] **Schedule 2, matter relating to Signage—signs on business or industrial premises, subclause (2)**  
Omit subclause (2). Insert instead—  
(2) Must be located on land within Zone RU5, E1, E4 or MU1.

## 1.19 Parkes 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 B2, B4 and IN1. Insert instead—  
**Zone E1 Local Centre**  
**1 Objectives of zone**
- To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.
  - To encourage investment in local commercial development that generates employment opportunities and economic growth.
  - To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council’s strategic planning for residential development in the area.
  - To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
  - To preserve the dominance of the town centre of Parkes as the key subregional retail and commercial centre in Parkes.
  - To support the consolidation of commercial and retail development in the town centre of Parkes.

- To encourage the expansion of post-secondary education and training facilities within the town centre of Parkes to service the education needs of the region.
- To improve the quality of urban design in the town centre of Parkes to ensure that the pedestrian environment is attractive and safe.
- To minimise conflict between land uses within the zone and land uses within adjoining zones.

**2 Permitted without consent**

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

**3 Permitted with consent**

Amusement centres; 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; 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; Attached dwellings; Boat building and repair facilities; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Marinas; Mooring pens; Moorings; Open cut mining; Recreation facilities (major); Research stations; Resource recovery facilities; Rural industries; Rural workers' dwellings; Secondary dwellings; 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 treatment 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 create high quality working and business environments.
- To locate industrial land that reinforces links between the Parkes Activation Precinct, the Parkes Industrial Estate and other key infrastructure.
- To encourage industrial development that responds to site characteristics, considers visual impacts of built form and does not conflict with adjoining land uses.
- To facilitate industrial development that supports regional economic influences.
- To provide for industrial uses in close proximity to transport infrastructure.
- To enable other land uses that provide facilities or services to meet the day-to-day needs of workers in the area.
- To accommodate larger industries or those that could potentially create a nuisance in locations separated from residential areas but accessible to the workforce.
- To encourage a range of uses that provide specialist goods and services to the region's farmers and agricultural enterprises.

**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; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Plant nurseries; Rural supplies; Specialised retail premises; 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; Airstrips; Amusement centres; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Commercial premises; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Function centres; Health services facilities; Home occupations (sex services); Information and education facilities; Marinas; Mooring pens; Moorings; 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.
- To encourage development that supports or complements the primary office and retail functions of the local centre zone.

**2 Permitted without consent**

Environmental protection works; 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; Electricity generating works; Exhibition homes; 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; Marinas; Mooring pens; Moorings; Open cut mining; Recreation facilities (major); Research stations; Resource recovery facilities; Rural industries; Rural workers' dwellings; Sewerage systems; Sex services premises; Storage premises; Transport depots; Truck depots; Warehouse or distribution centres; Waste disposal facilities; Water treatment facilities

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

Omit the notes.

**1.20 Snowy River Local Environmental Plan 2013**

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

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

**Employment Zones**

E1 Local Centre

E4 General Industrial

**[2] Land Use Table**

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

## **Zone E1 Local Centre**

### **1 Objectives of zone**

- To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.
- To encourage investment in local commercial development that generates employment opportunities and economic growth.
- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To ensure that development is well designed and of a scale and character consistent with the surrounding area and does not adversely affect the amenity of surrounding residential areas.
- To ensure that development is of a scale that does not detract from the viability of the Town Centre as the primary business, retail and commercial area.

### **2 Permitted without consent**

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

### **3 Permitted with consent**

Amusement centres; Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; 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; Correctional centres; Crematoria; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Recreation facilities (major); Research stations; Residential accommodation; Rural industries; Sewerage systems; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste or resource management facilities

## **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; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Plant nurseries; Pond-based aquaculture; Rural supplies; Specialised retail premises; 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; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industries; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Jetties; Marinas; Mooring pens; Moorings; Recreation facilities (major); Registered clubs; Residential accommodation; Respite day care centres; Retail premises; Tourist and visitor accommodation; Water recreation structures; Wharf or boating facilities

**[3] Clauses 4.1AA(2)(c), 4.2A, heading and (1) and (2), 4.2B(2)(c), 4.2D(2)(c) and 4.2E(2)(b)**

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

**[4] Clauses 4.2B, heading, 4.2D, heading and (1)(b) and 4.2E, heading**

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

**[5] Clause 7.5 Active street frontages**

Omit “Zone B2 Local Centre” from clause 7.5(1). Insert instead “Zone E1 Local Centre”.

**[6] Part 7 Additional local provisions**

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

**Shops on certain land in Zone E1**

- (1) This clause applies to land in Zone E1 identified as “Area A” on the Land Zoning Map.
- (2) Development consent must not be granted to development for the purposes of shops on land to which this clause applies unless the gross floor area of each shop is no more than 2,500m<sup>2</sup>.

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

Omit clause 2.

**1.21 Temora 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

E3 Productivity Support

E4 General Industrial

**Mixed Use Zones**

MU1 Mixed Use

**[2] Land Use Table**

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

**Zone E1 Local Centre**

**1 Objectives of zone**

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

**2 Permitted without consent**

Roads

**3 Permitted with consent**

Amusement centres; Attached dwellings; Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Group homes; Hostels; Hotel or motel accommodation; Information and education facilities; Light industries; Local distribution premises; Medical centres; Multi dwelling housing; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation facilities (indoor);



Residential flat buildings; Respite day care centres; Semi-detached dwellings; Service stations; Shop top housing; Tank-based aquaculture; Veterinary hospitals; Any other development not specified in item 2 or 4

**4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat launching ramps; 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; Helipads; Highway service centres; Home occupations (sex services); Industrial training facilities; Industries; Marinas; Mooring pens; Moorings; Open cut mining; Port facilities; Recreation facilities (major); Research stations; Residential accommodation; Rural industries; Rural workers' dwellings; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water recycling 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 protect local groundwater aquifers from contaminating activities.

**2 Permitted without consent**

Home occupations; Roads

**3 Permitted with consent**

Agricultural produce industries; Animal boarding or training establishments; Boat building and repair facilities; Business premises; Cellar door premises; Centre-based child care facilities; Community facilities; Depots; Dual occupancies; Extensive agriculture; Food and drink premises; Function centres; Garden centres; Hardware and building supplies; Horticulture; 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; Roadside stalls; 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; Viticulture; 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; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Early education and care facilities; Eco-tourist facilities; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Forestry; Heavy industrial storage establishments; Helipads; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Port facilities; Registered clubs; Residential accommodation; Restricted premises; Rural industries; Sex services premises; 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 a range of land uses that provide specialist goods and services to the region's farmers and agricultural enterprises.
- To protect local groundwater aquifers from contaminating activities.

**2 Permitted without consent**

Roads

**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; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Neighbourhood

shops; Office premises; Oyster aquaculture; Plant nurseries; Rural supplies; Specialised retail premises; 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; Camping grounds; Caravan parks; Cemeteries; Commercial premises; Community facilities; Correctional centres; Early education and care facilities; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Home businesses; Home occupations; Information and education facilities; Marinas; Open cut mining; Port facilities; Recreation facilities (major); Registered clubs; Residential accommodation; Respite day care centres; Rural industries; 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 encourage investment in the rehabilitation, renewal and redevelopment of property within the zone.

**2 Permitted without consent**

Home occupations; Roads

**3 Permitted with consent**

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

**4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Cemeteries; Charter and tourism boating facilities;

Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Marinas; Mooring pens; Moorings; Open cut mining; Port facilities; Recreation facilities (major); Research stations; Rural industries; Rural workers' dwellings; Sewerage systems; Sex services premises; Storage premises; Truck depots; Warehouse or distribution centres; Waste or resource management facilities; Water treatment facilities; Wharf or boating facilities; Wholesale supplies

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

Omit clause 4.6(6), note.

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

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

## **1.22 Tumbarumba Local Environmental Plan 2010**

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

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

**Employment Zones**

E1 Local Centre

E4 General Industrial

**[2] Land Use Table**

Omit the matter relating to Zones B2, 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; 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; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Open cut mining; Research stations; Residential accommodation; Rural industries; Sewerage systems; Sex services premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Waste or resource management 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**

Building 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; Kiosks; Light industries; Local distribution premises; Markets; 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**

Agricultural produce industries; Agriculture; Airports; Airstrips; Amusement centres; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter or tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Eco-tourist facilities; Educational establishments;

Entertainment facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Function centres; Health services facilities; Home-based child care; Jetties; Open cut mining; Recreation facilities (major); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Tourist and visitor accommodation; Water recreation structures; Wharf or boating facilities

**[3] Clauses 4.1AA(2)(c), 4.2A(2)(c) and 4.2B(2)(c)**

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

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

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

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

Omit clause 4.6(6), note.

**[6] Clause 5.1A Development on land intended to be acquired for a public purpose**

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

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

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

**Use of certain land for pubs and small bars**

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

## **1.23 Upper Lachlan Local Environmental Plan 2010**

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

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

**Employment Zones**

E1 Local Centre

E4 General Industrial

**Mixed Use Zones**

MU1 Mixed Use

**[2] Land Use Table**

Omit the matter relating to Zones B2, B4 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 maintain the built integrity of the area by enabling development that is sympathetic to the existing heritage buildings and features.
- To maximise the efficient use of land in business centres to promote more compact and accessible places.
- To ensure that adequate provision is made for infrastructure that supports the viability of business centres, including public car parking, traffic management facilities, public transport facilities, cyclist facilities, pedestrian access paths, amenities, facilities for older people and people with disabilities, and general public conveniences.
- To promote activity within the town centres, including on weekends and in the evening.
- To provide for uses that support the creative economy.

**2 Permitted without consent**

Building identification signs; Business identification signs; Environmental protection works; Home-based child care; Home business; 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; Multi dwelling housing; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation facilities (indoor); Residential flat buildings; Respite day care centres; Self-storage units; 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; Cemeteries; Correctional facilities; Crematoria; Electricity generating works; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Industrial retail outlets; Industries; Marinas; Mooring pens; Moorings; Open cut mining; Recreation facilities (major); Residential accommodation; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Storage premises; Waste or resource management facilities; Wharf or boating facilities

## **Zone E4 General Industrial**

### **1 Objectives of zone**

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.
- To ensure that new development and land uses incorporate measures that take account of the spatial context and mitigate potential impacts on local amenity and character and the efficient operation of the local or regional road system.
- To provide for creative industrial uses, including artisan and cultural industries.

### **2 Permitted without consent**

Building identification signs; Business identification signs; 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; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Plant nurseries; Pond-based aquaculture; Restaurants or cafes; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

### **4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Amusement centres; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Commercial premises; Correctional centres; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Heavy industrial storage establishments; Home-based child care; Home occupations; Home occupations (sex services); Information and education facilities; Open cut mining; Passenger transport facilities; Public administration buildings; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Respite day care centres; Rural industries; Tourist and visitor accommodation; Wharf or boating facilities; Wholesale supplies

## **Zone MU1 Mixed Use**

### **1 Objectives of zone**

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



- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To ensure a form of development that is consistent with the character of the locality.
- To maintain the built integrity of the area by enabling development that is sympathetic to the existing heritage buildings and features.
- To provide for uses that support the creative economy.

**2 Permitted without consent**

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

**4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Cemeteries; Correctional centres; Electricity generating works; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Industrial retail outlets; Industries; Marinas; Mooring; Mooring pens; Open cut mining; Recreation facilities; (major); Residential accommodation; Rural industries; Sewerage systems; Sex services premises; Storage premises; Waste or resource management facilities; Wharf or boating facilities

**[3] Clause 3.3 Environmentally sensitive areas excluded**

Omit “E2” and “E3” from clause 3.3(2)(ja). Insert instead “C2” and “C3” respectively.

**[4] Clauses 4.1AA(2)(d), 4.2A(2)(d) and 6.6(2)(d)**

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

**[5] Clauses 4.1AA(2)(e), 4.2A(2)(e) and 6.6(2)(e)**

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

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

Omit clause 4.6(6), note.

**[7] Clause 6.6, heading and (1)(b)**

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

**[8] Schedule 2 Exempt development**

Omit “E2 and E3” from the matter relating to **Advertising structures and displays**, subclause (2)(a).

Insert instead “C2 and C3”.

**[9] Schedule 2, matter relating to Advertising structures and displays, subclause (2)(b)**

Omit “Zone B2 and B4”. Insert instead “Zone E1 or MU1”.

## **1.24 Uralla Local Environmental Plan 2012**

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

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

**Employment Zones**

E1 Local Centre

E3 Productivity Support Centre

E4 General Industrial

**Mixed Use Zones**

MU1 Mixed Use

**[2] Land Use Table**

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

**Zone E1 Local Centre**

**1 Objectives of zone**

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

**2 Permitted without consent**

Building identification signs; Environmental protection works; Flood mitigation works; Home-based child care; Home businesses; Home industries; Home occupations (sex services); Recreation areas; 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; Hostels; Hotel or motel accommodation; Information and education facilities; Jetties; Local distribution premises; Medical centres; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation facilities (indoor); Respite day care centres; Secondary dwellings; Service stations; Shop top housing; Tank-based aquaculture; Veterinary hospitals; Any other development not specified in item 2 or 4

**4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat 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; Marinas; Mooring pens; Moorings; Open cut mining; Recreation facilities (major); Recreation facilities (outdoor); Residential accommodation; Resource recovery facilities; Rural industries; Sewerage systems; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

**Zone E3 Productivity Support**

**1 Objectives of zone**

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

**2 Permitted without consent**

Business identification signs; Environmental protection works; Flood mitigation works; Home-based child care; Home industries; Home

occupations; Home occupation (sex services); 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; Pond-based aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Restaurants or cafes; Rural supplies; Service stations; Shop top housing; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Waste or resource transfer stations; Wholesale supplies; Any other development not specified in item 2 or 4

**4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Amusement centres; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generation works; Entertainment facilities; 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; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Registered clubs; Residential accommodation; Rural industries; Sewerage systems; Sex services premises; Transport depots; Truck depots; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

**Zone E4 General Industrial**

**1 Objectives of zone**

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

**2 Permitted without consent**

Business identification signs; Environmental protection works; Extensive agriculture; Flood mitigation works; Home occupations;

Home occupations (sex services); Intensive plant agriculture; Roads;  
Water reticulation systems; Water treatment facilities

**3 Permitted with consent**

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

**4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Amusement centres; 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; Hazardous industries; Health services facilities; Heavy industrial storage establishments; Home-based child care; Home businesses; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Offensive industries; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Stock and sale yards; 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 encourage development that supports or complements the primary office and retail functions of land zoned E1 Local Centre.

**2 Permitted without consent**

Business identification signs; Environmental protection works; Flood mitigation works; Home-based child care; Home industries; Home

occupations; Home occupations (sex services); Roads; Water reticulation systems

**3 Permitted with consent**

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

**4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Dwelling houses; 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); Resource recovery facilities; Rural industries; Rural workers' 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] Clauses 4.1AA(2)(e) and 4.2B(2)(e)**

Omit "E2" wherever occurring. Insert instead "C2".

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

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

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

Omit "E4" wherever occurring. Insert instead "C4".

**[6] Clause 4.1A Minimum subdivision lot size for certain split zone lots**

Omit "business or industrial" wherever occurring in clause 4.1A(2)(a) and (3)(a)(i).

Insert instead "employment or mixed use".

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

Omit "environment protection" wherever occurring. Insert instead "conservation".

## 1.25 Wagga Wagga 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 Centre

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.

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

Home businesses; Home occupations; Roads

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

Amusement centres; Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Home industries; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation facilities (indoor); Respite day care centres; Self-storage units; 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 sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries;

Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Recreation facilities (major); Research stations; Residential accommodation; 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 or resource management facilities; Water recreation structures; Water treatment facilities; Wharf or boating facilities; Wholesale supplies

## **Zone E2 Commercial Centre**

### **1 Objectives of zone**

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

### **2 Permitted without consent**

Home businesses; Home occupations; Roads

### **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; Helipads; Home industries; Hostels; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Mortuaries; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restricted premises; Self-storage units; 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 sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industrial training facilities;



Industries; Marinas; Mooring pens; Moorings; Recreation facilities (major); Residential accommodation; Rural industries; Sewerage systems; Sex services premises; Storage premises; Transport depots; Truck depots; Waste or resource management 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 protect the primacy of the Wagga Wagga central business district.
- To maintain the effective operation and function of main roads and limit opportunities for additional access to and from the Sturt Highway.
- To facilitate a mix of uses along the Sturt Highway that service the needs of the travelling public.

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

Home businesses; Home occupations; 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; Hardware and building supplies; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Landscaping material supplies; Light industries; Liquid fuel depots; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Rural supplies; Service stations; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution

centres; Wholesale supplies; Any other development not specified in item 2 or 4

**4 Prohibited**

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; Extractive industries; Farm buildings; Forestry; Heavy industrial storage establishments; Helipads; Home-based child care; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Port facilities; Registered clubs; Residential accommodation; Restricted premises; Rural industries; Sewerage systems; 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**

Home businesses; Home occupations; Roads

**3 Permitted with consent**

Depots; Freight transport facilities; Funeral homes; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Neighbourhood shops; Oyster aquaculture; 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; Airports; Amusement centres; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Commercial premises; Correctional centres; Eco-tourist facilities; Educational establishments; Entertainment facilities; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; 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

### **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-based child care; Home occupations

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

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

#### **4 Prohibited**

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

#### **[3] Clause 4.1A Exceptions to minimum subdivision lot sizes for certain split zones**

Omit "business or industrial" wherever occurring in clause 4.1A(2)(a) and (3)(a)(i).

Insert instead "employment or mixed use".

#### **[4] Clauses 4.1A(2)(b) and (3)(a)(ii) and 7.7(1)(b)**

Omit "E2" wherever occurring. Insert instead "C2".

- [5] **Clauses 4.1AA(2)(f), 4.2A(2)(f), 4.2B(2)(f), 5.9(2)(j) and 7.7(1)(c)**  
Omit “E4” wherever occurring. Insert instead “C4”.
- [6] **Clause 4.2A, heading and (1)(b)**  
Omit “environmental protection” wherever occurring. Insert instead “conservation”.
- [7] **Clauses 4.6(6), note and 5.3(3), note**  
Omit the notes.
- [8] **Clause 4.6A, heading**  
Omit “and environment protection”.
- [9] **Clause 5.9 Dwelling house or secondary dwelling affected by natural disaster**  
Omit “B4” from clause 5.9(2)(i). Insert instead “MU1”.
- [10] **Clause 7.9, heading**  
Omit “Zone B3 Commercial Core”. Insert instead “Zone E2”.
- [11] **Clauses 7.9(1)(a) and (2) and 7.10(1)**  
Omit “Zone B3 Commercial Core” wherever occurring.  
Insert instead “Zone E2 Commercial Centre”.
- [12] **Clause 7.10, heading**  
Omit “Zone B6 Enterprise Corridor”. Insert instead “Zone E3”.
- [13] **Clause 7.10(1) and (2)**  
Omit “Zone B3 Commercial Core” wherever occurring.  
Insert instead “Zone E3 Productivity Support”.
- [14] **Schedule 1 Additional permitted uses**  
Omit clause 1(1). Insert instead—  
    (1) This clause applies to the following land—  
        (a) part of Lot 26, DP 1097028, 78A Hammond Avenue, East Wagga Wagga, that is in Zone E4,  
        (b) Lots 3 and 9, DP 853994, 9 Jones Street, East Wagga Wagga.
- [15] **Schedule 1, clause 3**  
Omit the clause.

## **1.26 Wakool 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  
    E3 Productivity Support  
    E4 General Industrial

**[2] Land Use Table**

Omit the matter relating to Zones B2, B6 and IN1. Insert instead—

**Zone E1 Local Centre**

**1 Objectives of zone**

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

**2 Permitted without consent**

Environmental protection works; Home businesses; Home occupations; Residential accommodation; Roads

**3 Permitted with consent**

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

**4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Camping grounds; Cemeteries; Correctional centres; Crematoria; Depots; Electricity generating works; Exhibitions homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Industrial retail outlets; Industrial training facilities; Industries; Open cut mining; Recreation facilities (major); 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; Waste or resource management facilities; Wharf or boating facilities

**Zone E3 Productivity Support**

**1 Objectives of zone**

- To provide a range of facilities and services, light industries, warehouses and offices.
- To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.

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

**2 Permitted without consent**

Environmental protection works; 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; Dual occupancies; Food and drink premises; Function centres; Garden centres; Hardware and building supplies; Hostels; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Roadside stalls; Rural supplies; 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; Cemeteries; Correctional centres; Eco-tourist facilities; Extractive industries; Farm buildings; Forestry; Heavy industrial storage establishments; Helipads; Industries; Open cut mining; Residential accommodation; Retail premises; Rural industries; Sewerage 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; Roads

**3 Permitted with consent**

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

**4 Prohibited**

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

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

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

**[4] Clauses 4.1A, heading and 4.2A, heading and (1)(b)**

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

**[5] Clause 6.6 Development on river front areas**

Omit clause 6.6(4), definition of *river front area*.

Insert instead—

*river front area* means—

- (a) in Zone RU5, R1, R5, E1, E3, E4, RE1, RE2 or SP2—the land within 40m of the high bank of the river, or
- (b) in Zone RU1, RU3 or C2—the land within 100m of the high bank of the river.

## 1.27 Walcha 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 B2, B4 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 encourage development in existing town centres that reflects or enhances the character of the town centres.

##### 2 Permitted without consent

Building identification signs; Business identification signs; Environmental protection works; Home businesses; Home industries; Home occupations; Recreation areas; Roads

##### 3 Permitted with consent

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

##### 4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Extractive industries; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Recreation facilities (major); Recreation facilities (outdoor); 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 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; Extensive agriculture; Home occupations; Home occupations (sex services); Intensive plant agriculture; Roads

#### **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; Pond-based aquaculture; Rural supplies; Take away food and drink premises; Tank-based aquaculture; Timber yards; Turf farming; Vehicle sale 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; 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; Forestry; Function centres; Hazardous industries; Health services facilities; Heavy industrial storage establishments; Home businesses; Home-based child care; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Offensive industries; Public administration buildings; Recreation areas; Recreational facilities (major); Recreational facilities (outdoor); Registered clubs; Residential accommodation; Respite day care centres; 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**

Building identification signs; Business identification signs; Environmental protection works; Home occupations; Home industries; 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; Pond-based aquaculture; Recreation areas; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Self-storage units; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Water reticulation systems; Any other development not specified in item 2 or 4

**4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Dual occupancies; Eco-tourist facilities; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Recreation facilities (major); Recreation facilities (outdoor); Resource recovery facilities; Rural industries; Rural workers' dwellings; Semi-detached dwellings; Sewerage systems; Storage premises; Transport depots; Truck depots; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

**[3] Clauses 4.1AA(2)(d), 4.2A(2)(d) and 4.2C(2)(d)**

Omit "E2" wherever occurring. Insert instead "C2".

**[4] Clauses 4.1AA(2)(e), 4.2A(2)(e), 4.2C(2)(e) and 5.3(3)(a1)**

Omit "E4" wherever occurring. Insert instead "C4".

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

Omit "environmental protection" wherever occurring. Insert instead "conservation".

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

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

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

Omit the notes.

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

Omit “Zone B2 Local Centre, Zone B4 Mixed Use or Zone IN1 General Industrial” from clause 5.3(2)(b).

Insert instead “Zone E1 Local Centre, Zone E4 General Industrial or Zone MU1 Mixed Use”.

## **1.28 Walgett Local Environmental Plan 2013**

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

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

**Employment Zones**

E1 Local Centre

E4 General Industrial

**[2] Land Use Table**

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

**Zone E1 Local Centre**

**1 Objectives of zone**

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

**2 Permitted without consent**

Building identification signs; Environmental protection works; Home occupations; Roads

**3 Permitted with consent**

Amusement centres; Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Light industries; Local distribution premises; Medical centres; Oyster aquaculture; Places of public

worship; Public administration buildings; Recreation facilities (indoor); Respite day care centres; Service stations; Shop top housing; Tank-based aquaculture; Veterinary hospitals; Any other development not specified in item 2 or 4

**4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Cemeteries; Correctional centres; Crematoria; Eco-tourist facilities; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway services centres; Industrial training facilities; Industries; Open cut mining; Recreation facilities (major); Resource recovery facilities; Rural industries; Rural workers' dwellings; Sewage treatment plants; Truck depots; Vehicle body repair workshops; Waste disposal facilities; Water treatment 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; Roads

**3 Permitted with consent**

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

**4 Prohibited**

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

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

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

**[4] Clauses 4.2A(2)(c) and 5.3(3)(a1)**

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

## **1.29 Warren Local Environmental Plan 2012**

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

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

**Employment Zones**

E1 Local Centre

E3 Productivity Support

E4 General Industrial

**[2] Land Use Table**

Omit the matter relating to Zones B2, B6 and IN1. Insert instead—

**Zone E1 Local Centre**

**1 Objectives of zone**

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

**2 Permitted without consent**

Environmental protection works; Water reticulation systems

**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; 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; Serviced apartments; 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; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Home-based childcare; Industries; Marinas; Mooring pens; Moorings; Open cut mining; Recreation facilities (major); Residential accommodation; Resource recovery facilities; Rural industries; Sewage treatment plants; Transport depots; Truck depots; Vehicle body repair workshops; Waste disposal facilities; 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 provide for residential uses, but only as part of mixed use development.

**2 Permitted without consent**

Environmental protection works; 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; Dwelling houses; Function centres; Garden centres; Group homes; 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; Pond-based aquaculture; 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**

Agriculture; Air transport facilities; Airstrips; Amusement centres; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Industries; Jetties; Kiosks; Marinas; Mooring pens; Moorings; Open cut mining; Pubs; Registered clubs; Residential accommodation; Resource recovery facilities; Restaurants or cafes; Restricted premises; Roadside stalls; Rural industries; Sewage treatment plants; Sex services premises; Shops; 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 enable the development of land for certain non-industrial purposes where the present or future industrial development of land will not be compromised.

**2 Permitted without consent**

Environmental protection works; Water reticulation systems

**3 Permitted with consent**

Depots; Freight transport facilities; Funeral homes; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Plant nurseries; Pond-based aquaculture; Rural supplies; 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**

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

**[3] Clause 6.6 Development on land in the Macquarie Marshes Nature Reserve**

Omit “E1” from clause 6.6(3)(c). Insert instead “C1”.

**1.30 Warrumbungle 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

E3 Productivity Support

E4 General Industrial

**[2] Land Use Table**

Omit the matter relating to Zones B2, B6 and IN1. Insert instead—

**Zone E1 Local Centre**

**1 Objectives of zone**

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

**2 Permitted without consent**

Home businesses; Home occupations; Roads

**3 Permitted with consent**

Amusement centres; Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Dwelling houses; 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**

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment 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; Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Rural industries; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wholesale supplies

**Zone E3 Productivity Support**

**1 Objectives of zone**

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

**2 Permitted without consent**

Home businesses; Home occupations

**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; 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; 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; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Heavy industrial storage establishments; Helipads; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Port facilities; Pubs; Residential accommodation; Rural industries; Sewage treatment plants; Sex services premises; Shops; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Water supply systems

**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; 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; Plant nurseries; Rural supplies; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

#### **4 Prohibited**

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

### **1.31 Weddin Local Environmental Plan 2011**

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

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

##### **Employment Zones**

E1 Local Centre

E4 General Industrial

#### **[2] Land Use Table**

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

##### **Zone E1 Local Centre**

#### **1 Objectives of zone**

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

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

Environmental protection works; Home-based child care; 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; Light industries; Local distribution premises; Medical centres; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation facilities (indoor); Respite day care centres; Self-storage units; Semi-detached dwellings; Service stations; Shop top housing; Tank-based aquaculture; Veterinary hospitals; Waste or resource transfer stations; Water recycling facilities; Any other development not specified in item 2 or 4

**4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Port facilities; Recreation facilities (major); Research stations; Residential accommodation; Rural industries; Sewerage systems; Storage premises; Vehicle body repair workshops; Waste or resource management facilities; Water treatment facilities; Wharf or boating facilities

**Zone E4 General Industrial**

**1 Objectives of zone**

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

**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; Heliports; Industrial retail outlets; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Pond-based aquaculture; Rural supplies; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

**4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Commercial premises; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Home businesses; Home occupations; Home occupations (sex services); Home-based child care; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Port facilities; Public administration buildings; Registered

clubs; Residential accommodation; Respite day care centres; Schools;  
Tourist and visitor accommodation; Wharf or boating facilities

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

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

**[4] Clause 4.2B, heading and (1)(b)**

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

**[5] Clauses 4.6(6), note and 5.1(2), note**

Omit the notes.

### 1.32 Wentworth 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

E3 Productivity Support

E4 General Industrial

**[2] Land Use Table**

Omit the matter relating to Zones B2, 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 encourage the development and expansion of business activity that will contribute to the economic growth of Wentworth.
- To enable development of land in this zone for residential housing if adequate amenity will be provided for residents and the land will not be required for commercial or retail use.

**2 Permitted without consent**

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

**3 Permitted with consent**

Amusement centres; Artisan food and drink industries; Boarding houses; Car parks; Centre-based child care facilities; Commercial

premises; Community facilities; Dwelling houses; Entertainment facilities; Flood mitigation works; Function centres; Home businesses; Home industries; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Public administration buildings; Recreation areas; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Service stations; Shop top housing; Signage; Tank-based aquaculture; Tourist and visitor accommodation; Veterinary hospitals

**4 Prohibited**

Farm stay accommodation; Any other development not listed 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 provide for residential uses, but only as part of mixed use development.

**2 Permitted without consent**

Environmental protection works; Home businesses; Home occupations; Home-based child care; 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; 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; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Pond-based aquaculture; 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; Water recycling facilities; Wholesale supplies; Any other development not specified in item 2 or 4

**4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Camping grounds; Cellar door premises; Cemeteries; Correctional centres; Crematoria; Eco-tourist facilities; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Heavy industrial storage establishments; Home occupations (sex services); Industries; Mooring pens; Open cut mining; Port facilities; Residential accommodation; Rural industries; Sewerage systems; Sex services premises; Shops; Waste or resource management facilities; Water treatment facilities; Wharf or boating facilities

**Zone E4 General Industrial**

**1 Objectives of zone**

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

**2 Permitted without consent**

Environmental protection works; Roads; Water reticulation systems

**3 Permitted with consent**

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

**4 Prohibited**

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

- [3] **Clauses 4.1AA(2)(b), 4.1B(2)(b) and (3)(a)(ii), 4.2A(2)(b), 4.2B(2)(b) and 5.9(2)(d)**  
Omit “E3” wherever occurring. Insert instead “C3”.
- [4] **Clause 4.1B Minimum subdivision lot sizes for certain split zones**  
Omit “residential, business or industrial” wherever occurring in clause 4.1B(2)(a) and (3)(a)(i).  
Insert instead “residential or employment”.
- [5] **Clause 4.1B(2)(b) and (3)(a)(ii)**  
Omit “E2” wherever occurring. Insert instead “C2”.
- [6] **Clause 4.2B, heading**  
Omit “E3”. Insert instead “C3”.
- [7] **Clause 4.2B(1)(b)**  
Omit “environmental protection”. Insert instead “conservation”.
- [8] **Clause 4.6 Exceptions to development standards**  
Omit clause 4.6(6), note.
- [9] **Clause 5.9 Dwelling house or secondary dwelling affected by natural disaster**  
Omit “E4” from clause 5.9(2)(e). Insert instead “C4”.
- [10] **Clause 7.2 Essential services**  
Omit clause 7.2(1)(c)–(e). Insert instead—  
(c) Zone E3 Productivity Support,  
(d) Zone E4 General Industrial.
- [11] **Clause 7.10, heading and (1)**  
Omit “E4” wherever occurring. Insert instead “C4”.