



New South Wales

# **State Environmental Planning Policy Amendment (Land Use Zones) (No 6) 2022**

under the

Environmental Planning and Assessment Act 1979

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

ANTHONY ROBERTS, MP  
Minister for Planning

## **State Environmental Planning Policy Amendment (Land Use Zones) (No 6) 2022**

under the

Environmental Planning and Assessment Act 1979

### **1 Name of Policy**

This Policy is *State Environmental Planning Policy Amendment (Land Use Zones) (No 6) 2022*.

### **2 Commencement**

This Policy commences on the day on which it is published on the NSW legislation website.

### **3 Repeal of Policy**

This Policy is repealed at the beginning of the day following the day on which this Policy commences.

### **4 Maps**

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

## Schedule 1 Amendment of local environmental plans

### 1.1 Inner West Local Environmental Plan 2022

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

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

**Employment Zones**

E1 Local Centre

E2 Commercial Centre

E3 Productivity Support

E4 General Industrial

**Mixed Use Zones**

MU1 Mixed Use

[2] **Clause 2.1**

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

W4 Working Waterfront

[3] **Land Use Table**

Omit the matter relating to Zones B1, B3, B4, B5, B6, B7, IN1 and IN4. Insert instead—

**Zone E1 Local Centre**

**1 Objectives of zone**

- To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.
- To encourage investment in local commercial development that generates employment opportunities and economic growth.
- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To provide employment opportunities and services in locations accessible by active transport.
- To provide retail facilities and business services for the local community commensurate with the centre's role in the local centres hierarchy.
- To ensure Inner West local centres are the primary location for commercial and retail activities.
- 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 enhance the unique sense of place offered by Inner West local centres by ensuring buildings display architectural and urban design quality and contributes to the desired character and cultural heritage of the locality.

**2 Permitted without consent**

Home occupations

**3 Permitted with consent**

Amusement centres; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Commercial premises; Community facilities; 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; Cemeteries; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial training facilities; Industries; Marinas; Open cut mining; Recreation facilities (major); Registered clubs; Residential accommodation; Restricted premises; Rural industries; Sewage treatment plants; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Waste or resource transfer stations; Water storage facilities; Water treatment facilities

**Zone E2 Commercial Centre**

**1 Objectives of zone**

- To strengthen the role of the commercial centre as the centre of business, retail, community and cultural activity.
- To encourage investment in commercial development that generates employment opportunities and economic growth.
- To encourage development that has a high level of accessibility and amenity, particularly for pedestrians.
- To enable residential development only if it is consistent with the Council's strategic planning for residential development in the area.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To accommodate residential development that complements and promotes the role of the Ashfield town centre as the primary location for investment, employment, cultural and civic activity.
- To ensure that new development displays high architectural and urban design qualities and contributes to the desired future character of the Ashfield town centre.

**2 Permitted without consent**

Home-based child care; Home occupations

**3 Permitted with consent**

Amusement centres; Artisan food and drink industries; Backpackers' accommodation; Centre-based child care facilities; Commercial premises; Community facilities; 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; Resource recovery facilities; Respite day care centres; Restricted premises; Shop top housing; Tank-based aquaculture; Vehicle repair stations; Veterinary hospitals; Any other development not specified in item 2 or 4

**4 Prohibited**

Advertising structures; Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial training facilities; Industries; Open cut mining; Port facilities; Recreation facilities (major); Residential accommodation; Rural industries; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste or resource management facilities; Water storage facilities; Water treatment 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 enhance the visual appearance of the area by ensuring development achieves high architectural, urban design and landscape standards.

- To facilitate development that has suitable floorplates, internal height and flexible spaces that accommodate a mix of medium to large format businesses.

**2 Permitted without consent**

Nil

**3 Permitted with consent**

Animal boarding or training establishments; Boat building and repair facilities; Business premises; Centre-based child care facilities; Community facilities; Depots; Function centres; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Rural supplies; Service stations; 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; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; General industries; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Marinas; Mooring pens; Moorings; Open cut mining; Port facilities; Registered clubs; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Sewage treatment plants; Tourist and visitor accommodation; Transport depots; Truck depots; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

**Zone E4 General Industrial**

**1 Objectives of zone**

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

- To protect industrial land in proximity to Sydney Airport and Port Botany and the Greater Sydney Commission's Eastern Economic Corridor.
- To retain existing and encourage new industrial uses to meet the needs of the community.

**2 Permitted without consent**

Nil

**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; Intensive plant agriculture; Landscaping material supplies; Light industries; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Take away food and drink premises; Tank-based aquaculture; Timber yards; Warehouse or distribution centres; Any other development not specified in item 2 or 4

**4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Amusement centres; Camping grounds; Caravan parks; Cemeteries; Commercial premises; Community facilities; Correctional centres; Crematoria; Early education and care facilities; Eco-tourist facilities; Educational establishments; 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); Information and education facilities; Marinas; Open cut mining; Port facilities; Public administration buildings; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Tourist and visitor accommodation; Vehicle body repair workshops; Water recreation structures; Water supply systems

**Zone MU1 Mixed Use**

**1 Objectives of zone**

- To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To enable land uses that do not impact on the role or viability of nearby centres.
- To enhance the visual appearance and accessibility of the area by ensuring development achieves high architectural, urban design

and landscape standards that caters for the needs of all ages and abilities.

**2 Permitted without consent**

Home occupations

**3 Permitted with consent**

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

**4 Prohibited**

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

**Zone W4 Working Waterfront**

**1 Objectives of zone**

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

**2 Permitted without consent**

Nil



**3 Permitted with consent**

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

**4 Prohibited**

Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Camping grounds; Car parks; Caravan parks; Cemeteries; Commercial premises; Crematoria; Early education and care facilities; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Health services facilities; Helipads; Highway service centres; Home businesses; Home occupations; Home occupations (sex services); Industrial retail outlets; Industries; Marinas; Mortuaries; Open cut mining; Port facilities; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Restricted premises; Rural industries; Service stations; Sewerage systems; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Waste or resource management facilities; Water recreation structures; Water supply systems; Wholesale supplies

**[4] Clause 4.4A Exception to maximum floor space ratio for active street frontages**

Omit “Zone B1 Neighbourhood Centre or Zone B2 Local Centre” from clause 4.4A(1).  
Insert instead “Zone E1 Local Centre”.

**[5] Clause 6.3 Stormwater management**

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

**[6] Clause 6.13, heading**

Omit “business zones”. Insert instead “Zones E1, E2 and MU1”.

**[7] Clause 6.13(2)**

Omit paragraphs (a)–(c). Insert instead—  
(a) Zone E1 Local Centre,  
(b) Zone E2 Commercial Centre,  
(c) Zone MU1 Mixed Use.

**[8] Clauses 6.21, heading**

Omit “Zone B7 Business Park and Zone IN2 Light Industrial”.  
Insert instead “Zones E3 and E4”.

**[9] Clauses 6.21(1)**

Omit “Zone B7 Business Park and Zone IN2 Light Industrial”.  
Insert instead “Zone E3 Productivity Support and Zone E4 General Industrial”.

**[10] Clauses 6.21(2)**

Omit the subclause. Insert instead—

- (2) This clause applies to land in Zone E3 Productivity Support and Zone E4 General Industrial and identified as “Area 19” on the Key Sites Map.

**[11] Clause 6.22, heading**

Omit “**Zone B7 Business Park**”. Insert instead “**Zone E3**”.

**[12] Clause 6.22(1) and (3)**

Omit “Zone B7 Business Park” wherever occurring.

Insert instead “Zone E3 Productivity Support”.

**[13] Clauses 6.22(2)**

Omit the subclause. Insert instead—

- (2) This clause applies to land in Zone E3 Productivity Support and identified as “Area 20” on the Key Sites Map.

**[14] Clause 6.23, heading**

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

**[15] Clause 6.23(1)(a)**

Omit “certain business zones”.

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

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

Omit clause 16.

**[17] Schedule 1, clause 23(1)**

Omit “Zone B6 Enterprise Corridor”. Insert instead “Zone E3”.

**[18] Schedule 1, clauses 32(2)(b) and 33(1)**

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

**[19] Schedule 1, clause 37**

Omit clause 37(1). Insert instead—

- (1) This clause applies to 9-51 May Street, 20-56 May Street and 3 Applebee Street, St Peters, identified as “37” on the Additional Permitted Uses Map.

**[20] Schedule 1, clause 37(2)**

Omit “in relation to engineering supplies, tools or vehicle parts and accessories”.

**[21] Schedule 1**

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

**Use of certain land for restricted premises, sex services premises and tourist and visitor accommodation in Zone E1**

- (1) This clause applies to land identified as “46” on the Additional Permitted Uses Map.

- (2) Development for the following purposes is permitted with development consent—
- (a) registered clubs,
  - (b) restricted premises,
  - (c) sex services premises,
  - (d) tourist and visitor accommodation.

**Use of certain land for amusement centres, food and drink premises, entertainment facilities and registered clubs in Zone E3**

- (1) This clause applies to land identified as “47” on the Additional Permitted Uses Map.
- (2) Development for the following purposes is permitted with development consent—
- (a) amusement centres,
  - (b) food and drink premises,
  - (c) entertainment facilities,
  - (d) registered clubs.

**Use of certain land for resource recovery facilities and restricted premises in Zone E3**

- (1) This clause applies to land identified as “48” on the Additional Permitted Uses Map.
- (2) Development for the following purposes is permitted with development consent—
- (a) resource recovery facilities,
  - (b) restricted premises.

**Use of certain land for vehicle body repair workshops in Zone E4**

- (1) This clause applies to land identified as “49” on the Additional Permitted Uses Map.
- (2) Development for the purposes of vehicle body repair workshops is permitted with development consent.

**Use of certain land for dwelling houses in Zone E1**

- (1) This clause applies to land identified as “50” on the Additional Permitted Uses Map.
- (2) Development for the purposes of dwelling houses is permitted with development consent.

**[22] Schedule 3 Complying development**

Omit “Zone B2 Local Centre” from Part 1.  
Insert instead “Zone E1 or E2”.

**1.2 Queanbeyan-Palerang Regional Local Environmental Plan 2022**

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

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

**Employment Zones**

- E1 Local Centre
- E2 Commercial Centre
- E3 Productivity Support
- E4 General Industrial

**Mixed Use Zones**

- MU1 Mixed Use

**[2] Land Use Table**

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

Insert instead—

**Zone E1 Local Centre**

**1 Objectives of zone**

- To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.
- To encourage investment in local commercial development that generates employment opportunities and economic growth.
- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To encourage development that is consistent with the character and amenity of the locality.
- To support business development by providing parking and other civic facilities.
- To encourage some limited high density residential uses to create vitality in town centres.

**2 Permitted without consent**

Home businesses; Home occupations

**3 Permitted with consent**

Amusement centres; Boarding houses; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Creative industries; Electricity generating works; Entertainment facilities; Environmental protection works; Flood mitigation works; Function centres; Home-based child care; Home occupations (sex services); 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; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Restricted premises; Roads; Respite day care centres; Service stations; Shop top housing; Signage; 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 recognise and reinforce the primacy of the Queanbeyan central business district as the commercial and retail centre of Queanbeyan.
- To encourage some limited high density residential uses to create vitality in town centres.

**2 Permitted without consent**

Home businesses; Home occupations

**3 Permitted with consent**

Amusement centres; Artisan food and drink industries; Backpackers' accommodation; Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Group homes; 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; Bed and breakfast accommodation; Boat building and repair facilities; Boat launching ramps; Boat sheds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industries; Jetties; Marinas; Moorings; Mooring pens; Open cut mining; Recreation facilities (major); Research stations; Residential

accommodation; Resource recovery facilities; Rural industries; Service stations; 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

## **Zone E3 Productivity Support**

### **1 Objectives of zone**

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

### **2 Permitted without consent**

Home businesses; Home occupations

### **3 Permitted with consent**

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

Warehouse or distribution centres; Water recycling 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 development complements the character and amenity of the locality.

**2 Permitted without consent**

Home businesses; Home occupations

**3 Permitted with consent**

Agricultural produce industries; Boat building and repair facilities; Business premises; Car parks; Centre-based child care facilities; Community facilities; Depots; Environmental protection works; Flood mitigation works; Freight transport facilities; Function centres; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Health consulting rooms; Home-based child care; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Landscaping material supplies; Light industries; Liquid fuel depots; Local distribution premises; Markets; Medical centres; Mortuaries; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Restricted premises; Roads; Rural supplies; Self-storage units; Service stations; Sex services premises; Signage; Specialised retail premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Water supply systems; Wholesale supplies

**4 Prohibited**

Any development not specified in item 2 or 3

## **Zone MU1 Mixed Use**

### **1 Objectives of zone**

- To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To ensure development complements the character and amenity of the locality.
- To support business development by providing parking and other civic facilities.
- To strengthen the viability of existing business centres as places for investment, employment and cultural activity.

### **2 Permitted without consent**

Home businesses; Home occupations

### **3 Permitted with consent**

Amusement centres; Attached dwellings; Boarding houses; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Dwelling houses; Electricity generating works; Entertainment facilities; Environmental protection works; Flood mitigation works; Function centres; Home-based child care; Home occupations (sex services); Hostels; Information and education facilities; Light industries; Local distribution premises; Medical centres; Multi dwelling housing; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Research stations; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Secondary dwellings; Semi-detached dwellings; Service stations; Shop top housing; Signage; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations

### **4 Prohibited**

Any development not specified in item 2 or 3

#### **[3] Clause 4.2A Erection of dwelling houses on land in certain rural, residential, mixed use and conservation zones**

Omit “B4” from clause 4.2A(2)(g). Insert instead “MU1”.

#### **[4] Clause 5.18 Intensive livestock agriculture**

Omit clause 5.18(7), note.

#### **[5] Clause 7.15 Active street frontages**

Omit “Zone B3 Commercial Core” from section 7.15(1).

Insert instead “Zone E2 Commercial Centre”.



- [6] **Clause 7.17 Development near HMAS Harman**  
Omit clause 7.17(2)(b). Insert instead—  
(b) Zone E4 General Industrial.
- [7] **Clause 7.23, heading**  
Omit “Zones B2 and IN2”. Insert instead “Zones E1 and E4”.
- [8] **Clause 7.23**  
Omit “in Zone B2 Local Centre or Zone IN2 Light Industrial”.  
Insert instead “identified as “Area 1” on the Land Zoning Map”.
- [9] **Schedule 1 Additional permitted uses**  
Omit “Zone B1 Neighbourhood Centre” from clause 1(1). Insert instead “Zone E1”.
- [10] **Schedule 1, clause 1(2)**  
Omit the subclause. Insert instead—  
(2) Development for the purposes of group homes and serviced apartments is permitted with development consent.
- [11] **Schedule 1, clause 7**  
Omit “Zone B2 Local Centre” wherever occurring. Insert instead “Zone E1”.
- [12] **Schedule 1**  
Insert at the end of the Schedule, with appropriate clause numbering—  
**Use of certain land in Zone E4**  
Development for the purposes of food and drink premises is permitted with development consent on land identified as “Area 7” on the Additional Permitted Uses Map”.  
**Use of certain land in Zone E3**  
Development for the purposes of restaurants or cafes is permitted with development consent on land identified as “Area 8” on the Additional Permitted Uses Map”.
- 1.3 Ryde Local Environmental Plan 2010**
- [1] **Clause 2.1 Land use zones**  
Omit the matter relating to **Business Zones** and **Industrial Zones**. Insert instead—  
**Mixed Use Zones**  
MU1 Mixed Use
- [2] **Land Use Table**  
Omit the matter relating to Zones B1, B3, B4, B5, B7, IN2 and IN4. Insert instead—  
**Zone MU1 Mixed Use**  
**1 Objectives of zone**  
• To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.

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

**2 Permitted without consent**

Home occupations

**3 Permitted with consent**

Amusement centres; Boarding houses; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; 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; Camping grounds; Caravan parks; Depots; Eco-tourist facilities; Farm buildings; General industries; Heavy industrial storage establishments; Heavy industries; Home occupations (sex services); Industrial training facilities; Resource recovery facilities; Sewerage systems; Sex services premises; Signage; Vehicle body repair workshops; Waste disposal facilities; Water supply systems

**[3] Clause 4.5E**

Omit the clause.

**[4] Clause 4.6(6), note**

Omit the note.

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

Omit “Zone B1 Neighbourhood Centre, Zone B3 Commercial Core, Zone B4 Mixed Use, Zone B5 Business Development, Zone B7 Business Park, Zone IN2 Light Industrial, Zone IN4 Working Waterfront” from clause 5.3(3)(ab).

Insert instead “Zone MU1 Mixed Use”.

## **1.4 Ryde Local Environmental Plan 2014**

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

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

**Employment Zones**

E1 Local Centre

E2 Commercial Centre

E3 Productivity Support

E4 General Industrial

**Mixed Use Zones**

MU1 Mixed Use

**[2] Clause 2.1**

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

W4 Working Waterfront

**[3] Land Use Table**

Omit the matter relating to Zones B1, B3, B4, B5, B6, B7, IN2 and IN4. Insert instead—

**Zone E1 Local Centre**

**1 Objectives of zone**

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

**2 Permitted without consent**

Home occupations

**3 Permitted with consent**

Amusement centres; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Commercial premises; Community facilities; 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 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 occupations (sex services); Industrial training

facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Port facilities; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Water supply systems

## **Zone E2 Commercial Centre**

### **1 Objectives of zone**

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

### **2 Permitted without consent**

Home occupations

### **3 Permitted with consent**

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

### **4 Prohibited**

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

Helipads; Highway service centres; Home-based child care; Home occupations (sex services); Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Port facilities; Recreation facilities (major); Residential accommodation; Resource recovery facilities; Rural industries; Service stations; Sewerage systems; Sex services premises; Signage; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Waste disposal facilities; Water recreation structures; 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 promote sustainable development, including public transport and working environments.
- To encourage industries involved in research and development.

### **2 Permitted without consent**

Home occupations

### **3 Permitted with consent**

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

#### **4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home-based child care; Home businesses; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Port facilities; Registered clubs; Residential accommodation; Resource recovery facilities; Restricted premises; Retail premises; Rural industries; Sewerage systems; Sex services premises; Signage; Tourist and visitor accommodation; Transport depots; Truck depots; Waste disposal facilities; Water recreation structures; 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.
- To promote strong links between businesses and education institutions in the Meadowbank education and employment precinct.
- To ensure integration of employment and education activities in the Meadowbank education and employment precinct.

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

Home occupations

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

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

#### **4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Educational establishments;

Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Port facilities; Recreation facilities (major); Registered clubs; Residential accommodation; Restricted premises; Rural industries; Signage; Tourist and visitor accommodation; Water recreation structures; Water supply systems

## **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 employment and educational activities within the Macquarie University campus are integrated with other businesses and activities.
- To promote strong links between Macquarie University and research institutions and businesses in the Macquarie Park corridor.

### **2 Permitted without consent**

Home occupations

### **3 Permitted with consent**

Amusement centres; Boarding houses; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; 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; Camping grounds; Caravan parks; Depots; Eco-tourist facilities; Farm buildings; General industries; Heavy industrial storage establishments; Heavy industries; Home occupations (sex services); Industrial training facilities; Resource recovery facilities; Sewerage systems; Sex services premises; Signage; Vehicle body repair workshops; Waste disposal facilities; Water supply systems

## **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**

Roads

### **3 Permitted with consent**

Aquaculture; Boat building and repair facilities; Boat launching ramps; Business identification signs; Jetties; Light industries; Any other development not specified in item 2 or 4

### **4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Camping grounds; Car parks; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Health services facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home-based child care; Home businesses; Home occupations (sex services); Industries; Information and education facilities; Local distribution premises; Marinas; Mortuaries; Open cut mining; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Resource recovery facilities; Respite day care centres; Restricted premises; Rural industries; Service stations; Sewerage systems; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Water supply systems; Wholesale supplies

#### **[4] Clause 4.5B Macquarie Park Corridor**

Omit “B7 Business Park” wherever occurring in clause 4.5B(3) and (4).

Insert instead “E3 Productivity Support”.

#### **[5] Clause 4.5B(5)**

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



**[6] Clause 6.4 Stormwater management**

Omit “all land in residential, business and industrial zones” in clause 6.4(2).

Insert instead “land in—

- (a) a residential, employment or mixed use zone, or
- (b) Zone W4 Working Waterfront”.

**[7] Clause 6.6 Environmental sustainability**

Omit “a business or industrial zone” wherever occurring.

Insert instead “an employment or mixed use zone or Zone W4 Working Waterfront”.

**[8] Clause 6.7, heading**

Omit “**Zone B6**”. Insert instead “**Zone E3**”.

**[9] Clause 6.7(1) and (2)**

Omit “Zone B6 Enterprise Corridor” wherever occurring.

Insert instead “Zone E3 Productivity Support”.

**[10] Schedule 1, clauses 5, 8, 10, 10A, 12 and 13**

Omit the clauses.

**[11] Schedule 1**

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

**Use of certain land in Zone E3**

- (1) This clause applies to land identified as “Area 2” on the Key Sites Map.
- (2) Development for the purposes of small bars is permitted with development consent.

**Use of certain land in Zone E3**

- (1) This clause applies to land identified as “Area 3” on the Key Sites Map.
- (2) Development for the purposes of residential accommodation and food and drink premises is permitted with development consent.

**Use of certain land in Zone E3**

- (1) This clause applies to land identified as “Area 4” on the Key Sites Map.
- (2) Development for the purposes of restaurants or cafes is permitted with development consent.

## **1.5 Shoalhaven Local Environmental Plan 2014**

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

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

**Employment Zones**

- E1 Local Centre
- E2 Commercial Centre
- E3 Productivity Support
- E4 General Industrial

**Mixed Use Zones**

MU1 Mixed Use

**Waterway Zones**

W4 Working Waterfront

**[2] Land Use Table**

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

**Zone E1 Local Centre**

**1 Objectives of zone**

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

**2 Permitted without consent**

Nil

**3 Permitted with consent**

Amusement centres; Artisan food and drink industries; Backpackers' accommodation; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Home industries; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; 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; 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; Recreation facilities (major); Recreation facilities

(outdoor); Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Rural industries; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; 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; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Home industries; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; 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; Bed and breakfast accommodation; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental 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 retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Recreation facilities (major); Research stations; Residential accommodation; Resource recovery facilities; Rural industries;

Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal 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 allow diversity of activities that do not significantly conflict with the operation of existing or proposed development.

### **2 Permitted without consent**

Nil

### **3 Permitted with consent**

Animal boarding or training establishments; Backpackers' accommodation; Boarding houses; Boat building and repair facilities; Building identification signs; Business identification signs; 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; 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; Amusement centres; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Eco-tourist facilities; Entertainment facilities; Environmental

facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Helipads; Highway service centres; Home businesses; Home occupations; Home occupations (sex services); Home-based child care; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Registered clubs; Residential accommodation; Resource recovery facilities; Restricted premises; Retail premises; Rural industries; Sex services premises; Signage; Tourist and visitor accommodation; Transport depots; Truck depots; Waste disposal facilities; Water recreation structures; Wharf or boating facilities

## **Zone E4 General Industrial**

### **1 Objectives of zone**

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.
- To allow a diversity of activities that do not significantly conflict with the operation of existing or proposed development.

### **2 Permitted without consent**

Nil

### **3 Permitted with consent**

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

### **4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Correctional centres; Crematoria; Eco-tourist facilities; Educational establishments; Environmental facilities; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industries; Highway service centres; Home businesses; Home occupations; Home occupations (sex services); Home-based child care; Information and education facilities; Marinas; Mooring pens; Moorings; Office premises; Open cut mining; Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Retail premises; Sex services premises; Tourist and visitor accommodation; Water recreation structures; Wharf or boating facilities

### **Zone MU1 Mixed Use**

**1 Objectives of zone**

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

**2 Permitted without consent**

Nil

**3 Permitted with consent**

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

**4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; 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; Recreation facilities (outdoor); Research stations; Residential accommodation; Resource recovery facilities; Rural industries; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Wharf or boating facilities

### **Zone W4 Working Waterfront**

**1 Objectives of zone**

- To retain and encourage industrial and maritime activities on foreshores.

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

**2 Permitted without consent**

Building identification signs; Roads

**3 Permitted with consent**

Aquaculture; Boat building and repair facilities; Boat launching ramps; Heliports; Hotel or motel accommodation; Jetties; Kiosks; Light industries; Liquid fuel depots; Markets; Restaurants or cafes; Serviced apartments; Take away food and drink premises; Vehicle sales or hire premises; Any other development not specified in item 2 or 4

**4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Amusement centres; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home businesses; Home occupations; Home occupations (sex services); Home-based child care; Industries; Information and education facilities; Local distribution premises; Mortuaries; Open cut mining; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Resource recovery facilities; Respite day care centres; Restricted premises; Rural industries; Service stations; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste disposal facilities

- [3] **Clauses 4.1AA(2)(e)–(g), 4.1E(2)(b), (3)(a)(ii), (b) and (c) and (4)(a)(ii), 4.2A, heading and (1)(c), 4.2B, heading, (1)(e) and (4), 4.2C(2)(f)–(h), 4.2D(2)(e)–(g), 4.2E(2)(c) and (d), 4.2G(2)(c) and (d) and (5)(a), 6.5(4), 7.18(1)(e) and (f), 7.23(3) and (4), 7.29(2)(a)(ii) and Schedule 1, clause 6(1)**

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

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

- [4] **Clause 4.1A(2), table, 4.1F(2)(c), 5.1(2), table, 5.1A, table and 7.14(1)(a)**

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

- [5] **Clause 4.1E Minimum lot size for certain split zone lots**

Omit clause 4.1E(2)(a). Insert instead—

- (a) land in Zone RU4 Primary Production Small Lots, Zone RU5 Village, Zone C4 Environmental Living, Zone Working Waterfront or a residential, employment, mixed use, special purpose or recreation zone (an *urban zone*), and

- [6] **Clauses 4.2D, heading and (1)(b), 4.2E, heading and (1), 4.2G, heading and 4.6(8)(ba)**  
Omit “environment protection” wherever occurring. Insert instead “conservation”.
- [7] **Clause 5.1 Relevant acquisition authority**  
Omit “Zone B3 Commercial Core” from the table to clause 5.1(2).  
Insert instead “Zone E2 Commercial Centre”.
- [8] **Clause 5.1(2), table**  
Omit “E2”. Insert instead “C2”.
- [9] **Clause 5.1A Development on land intended to be acquired for public spaces**  
Omit “Zone B3 Commercial Core” from the table to clause 5.1A(3).  
Insert instead “Zone E2 Commercial Centre”.
- [10] **Clause 5.9 Dwelling house or secondary dwelling affected by natural disaster**  
Omit clause 5.9(2)(c) and (d). Insert instead—  
(c) an employment zone,  
(d) a mixed use zone,
- [11] **Clause 7.16, heading**  
Omit “B3”. Insert instead “E2”.
- [12] **Clause 7.16(2)**  
Omit “B3 Commercial Core”. Insert instead “E2 Commercial Centre”.
- [13] **Clause 7.17 Development of serviced apartments in association with registered clubs**  
Omit “B5 Business Development” from clause 7.17(2)(c).  
Insert instead “E3 Productivity Support”.
- [14] **Clause 7.24, heading**  
Insert “and restricted premises” after “services premises”.
- [15] **Clause 7.24(1) and (2)**  
Insert “or restricted premises” after “services premises” wherever occurring.
- [16] **Clause 7.30 Development on land at Nowra Hill and Sussex Inlet**  
Omit “IN1” from clause 7.30(2)(a). Insert instead “E4”.
- [17] **Part 7 Additional local provisions**  
Insert at the end of the Part, with appropriate clause numbering—

**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 “7.31” on the Clauses 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 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.

**Local distribution premises**

- (1) The objective of this clause is to minimise land use conflict and adverse amenity impacts on surrounding residential accommodation.
- (2) Development consent must not be granted to development for the purposes of local distribution premises unless the consent authority considers—
- (a) the impact of the development and its hours of operation on surrounding residential accommodation, and
  - (b) whether the operation of the local distribution premises is likely to interfere with the amenity of the neighbourhood.

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

Omit the clauses.

**[19] Schedule 1**

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

**Use of certain land in Zone E3**

- (1) This clause applies to land identified as “1.24” on the Clauses Map.
- (2) Development for the purposes of backpackers’ accommodation, boarding houses, retail premises, serviced apartments, shop top housing, transport depots and signage is permitted with development consent.

**Use of certain land at Nowra, Berry, Greenwell Point and Milton**

- (1) This clause applies to the following land identified as “1.25” on the Clauses Map—
- (a) Lot 1000, DP 1209457, 90 Kalandar Street, Nowra,
  - (b) Lot 1, DP 1171713 and Lot 1, DP 578257, Queen Street, Berry,
  - (c) Lot 1, DP 509922, Greenwell Point Road, Greenwell Point,
  - (d) Lot 25, DP 789217 and Lot 1, DP 872508, Princes Highway, Milton.
- (2) Development for the purposes of registered clubs is permitted with development consent.

**Use of certain land at 35 Quinns Lane, South Nowra**

- (1) This clause applies to Lot 7, DP 654180, 35 Quinns Lane, South Nowra identified as “1.26” on the Clauses Map.

- (2) Development for the purposes of freight transport facilities is permitted with development consent.

**Use of certain land at Bomaderry, Nowra, Sanctuary Point, South Nowra and Ulladulla**

- (1) This clause applies to land identified as “1.27” on the Clauses Map.  
(2) Development for the purposes of retail premises, signage and transport depots is permitted with development consent.

**Use of certain land at Albatross Aviation Technology Park and Cambewarra**

- (1) This clause applies to land identified as “1.28” on the Clauses Map.  
(2) Development for the purposes of air transport facilities, airstrips, general industries and helipads is permitted with development consent.

**Use of certain land at Basin View, Berry, Bomaderry, Culburra Beach, Huskisson, Nowra Hill, South Nowra, Sussex Inlet and Ulladulla**

- (1) This clause applies to land identified as “1.29” on the Clauses Map.  
(2) Development for the purposes of heavy industries is permitted with development consent.

## **1.6 Sutherland Shire 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
- E5 Heavy Industrial

**Mixed Use Zones**

- MU1 Mixed Use

### **[2] Clause 2.1**

Insert “SP4 Enterprise” after “SP3 Tourist”.

### **[3] Clause 2.1**

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

### **[4] Land Use Table**

Omit the matter relating to Zones B1–B7 and IN1–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 create an attractive, vibrant and safe public domain that has both a high standard of urban design and public amenity that is designed to cater for the needs of all ages and abilities.
- To provide a mix of compatible land uses and building forms that act as a transition to the surrounding residential neighbourhood.

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

## **4 Prohibited**

Advertising structures; Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Freight transport facilities; General industries; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Home-based child care; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Jetties; Marinas; Open cut mining; 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; Vehicle repair stations; Warehouse or distribution centres; Waste disposal facilities; Water supply systems; Wholesale supplies

## **Zone E2 Commercial Centre**

### **1 Objectives of zone**

- To strengthen the role of the commercial centre as the centre of business, retail, community and cultural activity.
- To encourage investment in commercial development that generates employment opportunities and economic growth.
- To encourage development that has a high level of accessibility and amenity, particularly for pedestrians.

- To enable residential development only if it is consistent with the Council's strategic planning for residential development in the area.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.

**2 Permitted without consent**

Home occupations

**3 Permitted with consent**

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

**4 Prohibited**

Advertising structures; Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Attached dwellings; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Freight transport facilities; General industries; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Home-based child care; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Jetties; Marinas; Multi dwelling housing; Open cut mining; Recreation facilities (major); 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 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 enhance the visual appearance of the area by ensuring new development achieves high architectural and landscape standards.
- To ensure that development does not have an adverse impact on the effective operation and safety of main roads.
- To prevent the fragmentation of large sites and to realise their economic strategic advantage.
- To provide opportunities for the erection of buildings requiring large floor areas and to discourage small-scale uses unless they are of an ancillary or service nature.
- To minimise the impact of development within the zone on areas of environmental or heritage significance.

**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**

Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Freight transport facilities; General industries; Heavy industrial storage establishments; Heavy industries; Helipads; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Jetties; Marinas; Open cut mining; Pubs; Registered clubs; Residential accommodation; Resource recovery

facilities; Restricted premises; Roadside stalls; Rural industries; Sewerage systems; Sex services premises; Shops; Tourist and visitor accommodation; Truck depots; Waste disposal facilities; Water supply systems; Wharf or boating facilities

## **Zone E4 General Industrial**

### **1 Objectives of zone**

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.
- To enhance the visual appearance of the area by ensuring new development achieves high architectural and landscape standards.
- To minimise the impact of development within the zone on areas of environmental significance.

### **2 Permitted without consent**

Nil

### **3 Permitted with consent**

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

### **4 Prohibited**

Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; 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; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Jetties; Marinas; Open cut mining; Recreation facilities (major); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Tourist and visitor accommodation

## **Zone E5 Heavy Industrial**

### **1 Objectives of zone**

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

### **2 Permitted without consent**

Nil

### **3 Permitted with consent**

Data centres; Depots; Freight transport facilities; General industries; Hazardous storage establishments; Heavy industries; Industrial training facilities; Kiosks; Neighbourhood shops; Offensive storage establishments; Oyster aquaculture; Pond-based 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**

Advertising structures; 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; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Function centres; Health services facilities; Helipads; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Jetties; Local distribution premises; Marinas; Mortuaries; Open cut mining; Places of public worship; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Sex services premises; Tourist and visitor accommodation; Veterinary hospitals; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

## **Zone MU1 Mixed Use**

### **1 Objectives of zone**

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

- To facilitate the revitalisation of the Kirrawee town centre and the Kirrawee railway station precinct.
- To ensure that any expansion of retail activity in the zone maintains the role and function of Kirrawee town centre and does not adversely impact the sustainability of other centres in the Sutherland Shire.

**2 Permitted without consent**

Home occupations

**3 Permitted with consent**

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

**4 Prohibited**

Advertising structures; Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Attached dwellings; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Freight transport facilities; General industries; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Home-based child care; Home occupations (sex services); Hostels; Industrial training facilities; Jetties; Marinas; Multi dwelling housing; Open cut mining; Recreation facilities (major); Resource recovery facilities; Rural industries; Rural workers' dwellings; Semi-detached dwellings; Sewerage systems; Sex services premises; Storage premises; Transport depots; Truck depots; Waste disposal facilities; Water supply systems; Wholesale supplies

**[5] Land Use Table, Zone SP4**

Insert after the matter relating to Zone SP3—

**Zone SP4 Enterprise**

**1 Objectives of zone**

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



- To prevent the fragmentation of large sites and realise their economic strategic advantage.
- To provide opportunities for the erection of buildings requiring large floor areas and to discourage small-scale uses unless they are of an ancillary or service nature.
- To enhance the visual appearance of the employment area by ensuring new development achieves high architectural and landscape standards.
- To minimise the impact of development within the zone on areas of environmental or heritage significance.

**2 Permitted without consent**

Roads

**3 Permitted with consent**

Building identification signs; Business identification signs; Neighbourhood shops; Oyster aquaculture; Self-storage units; Take away food and drink premises; Tank-based aquaculture; Any other development not specified in item 2 or 4

**4 Prohibited**

Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Function centres; General industries; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Jetties; Marinas; Markets; Open cut mining; Plant nurseries; Pond-based aquaculture; Pubs; Recreation facilities (major); Registered clubs; Residential accommodation; Resource recovery facilities; Restricted premises; Roadside stalls; Rural industries; Rural supplies; Sewerage systems; Sex services premises; Shops; Specialised retail premises; Storage premises; Timber yards; Tourist and visitor accommodation; Truck depots; Waste disposal facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies

**[6] Land Use Table, Zone W4**

Insert after the matter relating to Zone W3—

**Zone W4 Working Waterfront**

**1 Objectives of zone**

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

- To minimise any adverse effect of development on land uses in other zones.
- To enhance the visual appearance of the employment area by ensuring that new development achieves high architectural and landscape standards.
- To ensure that development protects and enhances the long term sustainability of the local ecology, including the riparian zone, intertidal areas and bays.

**2 Permitted without consent**

Nil

**3 Permitted with consent**

Aquaculture; Boat building and repair facilities; Boat launching ramps; Food and drink premises; Jetties; Light industries; Neighbourhood shops; Vehicle sales or hire premises; 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 sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Centre-based child care facilities; Commercial premises; Community facilities; Crematoria; Depots; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; General industries; Health services facilities; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Local distribution premises; Mortuaries; Open cut mining; Places of public worship; Pubs; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Service stations; Sewerage systems; Sex services premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water supply systems; Wholesale supplies

**[7] Clauses 4.1AA(2)(d) and (e), 4.1A(2), 4.1B(1)(a), (2) and (3), 4.3(2B) and (2C) and 6.18(1)(d) and (e)**

Omit “E3” and “E4” wherever occurring.

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

**[8] Clauses 4.1A, heading and 4.1B, heading**

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

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

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

**[10] Clause 5.6 Architectural roof features**

Omit clause 5.6(1)(b)(ii)–(viii). Insert instead—

- (ii) Zone E1 Local Centre,
- (iii) Zone E2 Commercial Centre,
- (iv) Zone E3 Productivity Support,
- (v) Zone E4 General Industrial,
- (vi) Zone E5 Heavy Industrial,

**[11] Clause 6.11, heading**

Omit “E2”. Insert instead “C2”.

**[12] Clause 6.14, heading**

Omit “business, industrial and environment protection”.

Insert instead “employment, conservation and waterway”.

**[13] Clause 6.14(2)(d)–(k)**

Omit the paragraphs. Insert instead—

- (d) Zone E3 Productivity Support,
- (e) Zone E4 General Industrial,
- (f) Zone E5 Heavy Industrial,
- (g) Zone C3 Environmental Management,
- (h) Zone C4 Environmental Living,
- (i) Zone W4 Working Waterfront.

**[14] Clause 6.14(4B), definition of “relevant development”, paragraph (b)(i)–(vii)**

Omit the subparagraphs. Insert instead—

- (i) Zone E3 Productivity Support,
- (ii) Zone E4 General Industrial,
- (iii) Zone E5 Heavy Industrial,
- (iv) Zone W4 Working Waterfront.

**[15] Part 6 Local provisions**

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

**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 “Area 1” 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.

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

Omit clause 16.

**[17] Schedule 1, clause 19, heading**

Omit “IN4 Working Waterfront”. Insert instead “W4”.

**[18] Schedule 1, clause 26, heading**

Omit “E2 Environment Conservation”. Insert instead “C2”.

**[19] Schedule 1, clause 27, heading**

Omit “E3 Environmental Management”. Insert instead “C3”.

**[20] Schedule 1, clause 28, heading**

Omit “E4 Environmental Living”. Insert instead “C4”.

**[21] Schedule 1**

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

**Use of certain land in Zone E1**

- (1) This clause applies to land identified as “32” on the Additional Permitted Uses Map.
- (2) Development for the following purposes is permitted with development consent—
  - (a) dual occupancies,
  - (b) dwelling houses,
  - (c) semi-detached dwellings.

**Use of certain land in Zone E3**

- (1) This clause applies to land identified as “33” on the Additional Permitted Uses Map.
- (2) Development for the purposes of pubs is permitted with development consent.

**Use of certain land in Zone E4**

- (1) This clause applies to land identified as “D” on the Additional Permitted Uses Map.
- (2) Development for the following purposes is permitted with development consent—
  - (a) business premises,
  - (b) centre-based child care facilities,
  - (c) health services facilities,
  - (d) office premises,
  - (e) restaurants or cafes.

**[22] Schedule 2 Exempt development**

Omit “Zone B1 Neighbourhood Centre, Zone B2 Local Centre or Zone B3 Commercial Centre” from the matter relating to **A-frame sign boards and structures**, subclause (1).

Insert instead “Zone E1 Local Centre and Zone E2 Commercial Centre”.

**[23] Schedule 2, Fences for swimming pools in Zone E4, heading**

Omit “E4”. Insert instead “C4”.

**[24] Schedule 2, Fences (other than swimming pool fences) in Zone E4, heading**

Omit “E4”. Insert instead “C4”.

**[25] Schedule 2, matter relating to Signs on roll down blinds and awnings, subclause (1)**

Omit “Zone B1 Neighbourhood Centre, Zone B2 Local Centre or Zone B3 Commercial Centre”.

Insert instead “Zone E1 Local Centre and Zone E2 Commercial Centre”.

**[26] Schedule 3 Complying development**

Omit “E4” from clause 1(1). Insert instead “C4”.

## **1.7 Sydney 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] Clause 2.1**

Insert after “SP2 Infrastructure”—

SP5 Metropolitan Centre

**[3] Land Use Table**

Omit the matter relating to Zones B1, B2, B3, B4, B5, B6, B7, B8 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 maximise public transport patronage and encourage walking and cycling.

**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; 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**

Depots; Extractive industries; Freight transport facilities; Heavy industrial storage establishments; Industrial retail outlets; Industries; Pond-based aquaculture; Storage premises; Transport depots

**Zone E2 Commercial Centre**

**1 Objectives of zone**

- To strengthen the role of the commercial centre as the centre of business, retail, community and cultural activity.
- To encourage investment in commercial development that generates employment opportunities and economic growth.
- To encourage development that has a high level of accessibility and amenity, particularly for pedestrians.
- To enable residential development only if it is consistent with the Council's strategic planning for residential development in the area.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community.
- To maximise public transport patronage and encourage walking and cycling.

**2 Permitted without consent**

Nil

**3 Permitted with consent**

Amusement centres; Artisan food and drink industries; Backpackers' accommodation; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function

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

#### **4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Environmental protection works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home-based child care; Home occupations (sex services); Industrial retail outlets; Industries; Jetties; Port facilities; Recreation facilities (major); Residential accommodation; Rural industries; Sewerage systems; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Waste or resource management facilities; Water recreation structures; 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 encourage employment opportunities.
- To promote land uses with active street frontages.
- To provide for land uses that support the viability of adjoining industrial land uses.

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

Nil

### **3 Permitted with consent**

Agricultural produce industries; Animal boarding or training establishments; Boat building and repair facilities; Business premises; Centre-based child care facilities; Community facilities; Depots; Food and drink premises; Function centres; Garden centres; General industries; Hardware and building supplies; Horticulture; 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; Service stations; Shops; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies; Any other development not specified in item 2 or 4

### **4 Prohibited**

Agriculture; Air transport facilities; Amusement centres; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Heavy industrial storage establishments; Helipads; Industries; Residential accommodation; Retail premises; Rural industries; Tourist and visitor accommodation; Truck depots

## **Zone E4 General Industrial**

### **1 Objectives of zone**

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

### **2 Permitted without consent**

Nil

### **3 Permitted with consent**

Agricultural produce industries; Depots; Food and drink premises; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Horticulture; Industrial retail outlets; Industrial training facilities; Kiosks; Light industries; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Roadside stalls; Take away food and drink



premises; Tank-based aquaculture; Timber yards; Warehouse or distribution centres; Any other development not specified in item 2 or 4

#### **4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industries; Helipads; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Passenger transport facilities; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Self-storage units; Sex services premises; Tourist and visitor accommodation; Veterinary hospitals; Water recreation structures; 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 land uses support the viability of nearby centres.
- To integrate suitable business, office, residential, retail and other land uses in accessible locations that maximise public transport patronage and encourage walking and cycling.

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

Home occupations

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

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

accommodation; Vehicle repair stations; Any other development not specified in item 2 or 4

**4 Prohibited**

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

**[4] Land Use Table**

Insert after the matter relating to Zone SP2—

**Zone SP5 Metropolitan Centre**

**1 Objectives of zone**

- To recognise and provide for the pre-eminent role of business, office, retail, entertainment and tourist premises in Australia's participation in the global economy.
- To provide opportunities for an intensity of land uses commensurate with Sydney's global status.
- To permit a diversity of compatible land uses that are characteristic of Sydney's global status and that serve the workforce, visitors and wider community.
- To encourage the use of alternatives to private motor vehicles, including public transport, walking and cycling.
- To promote land uses with active street frontages within podiums that contribute to the character of the street.
- To promote the efficient and orderly development of land in a compact urban centre.
- To promote a diversity of commercial opportunities varying in size, type and function, including new cultural, social and community facilities.
- To recognise the important role that central Sydney's public spaces, streets and amenity play in a global city.
- To promote the primary role of the zone as a centre for employment and permit residential accommodation and serviced apartments where the accommodation complements employment-generating land uses.

**2 Permitted without consent**

Nil

**3 Permitted with consent**

Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Information and education facilities; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Tank-based aquaculture; Tourist and visitor accommodation; Any other development not specified in item 2 or 4

**4 Prohibited**

Pond-based aquaculture

- [5] **Clauses 4.6(6), note, 5.1(2), note and 5.3(3), note**  
Omit the notes.
- [6] **Clause 6.10 Heritage floor space**  
Omit “B8” from clause 6.10(2)(b). Insert instead “SP5”.
- [7] **Clause 6.28, heading**  
Omit “on certain land in Zone B6 Enterprise Corridor”.  
Insert instead “in Enterprise Area”.
- [8] **Clause 6.28(1)**  
Omit “in Zone B6 Enterprise Corridor (other than land at Green Square)”.  
Insert instead “identified as “Enterprise Area” on the Locality and Site Identification Map”.
- [9] **Clause 7.13 Contribution for purpose of affordable housing**  
Omit “IN1” from clause 7.13(6), definition of *total floor area*, paragraph (e)(i).  
Insert instead “E4”.
- [10] **Clause 7.13A, heading**  
Omit “Zone B7”. Insert instead “Business Area”.
- [11] **Clauses 7.13A(1) and 7.20(2)(d) and (3A)**  
Omit “in Zone B7 Business Park”.  
Insert instead “identified as “Business Area” on the Locality and Site Identification Map”.
- [12] **Clause 7.13A, note**  
Omit “in Zone B7”.  
Insert instead “identified as “Business Area” on the Locality and Site Identification Map”.
- [13] **Clause 7.20 Development requiring or authorising preparation of a development control plan**  
Omit “in Zone B6 Enterprise Corridor or in Zone IN1 General Industrial” from clause 7.20(2)(b).  
Insert instead “land identified as “Enterprise Area” on the Locality and Site Identification Map or land in Zone E4 General Industrial”.
- [14] **Clause 7.20(2)(c)**  
Omit “in Zone B6 Enterprise Corridor”.  
Insert instead “identified as “Enterprise Area” on the Locality and Site Identification Map”.
- [15] **Clause 7.23**  
Omit the clause. Insert instead—
- 7.23 Specialised retail premises in Zone E3**
- (1) The objective of this clause is to promote the competitive position and economic strength of the City of Sydney’s enterprise areas by limiting large-scale retail development to defined areas.

- (2) This clause applies to land in Zone E3 Productivity Support, other than—
  - (a) certain land at O’Riordan Street, Alexandria, between Collins Street and Gardeners Road, shown edged heavy red and marked “(ii)” on the Locality and Site Identification Map, and
  - (b) certain land at South Dowling Street, Moore Park, shown edged heavy red and marked “(v)” on the Locality and Site Identification Map.
- (3) Development consent must not be granted to development for the purposes of specialised retail premises or vehicle sales or hire premises with a gross floor area of more than 1,000m<sup>2</sup>.

**[16] Part 7 Local provisions—general**

Insert at the end of Part 7, Division 4, with appropriate clause numbering—

**Use of certain land at 15 O’Riordan Street, Alexandria**

- (1) This clause applies to the following land at 15 O’Riordan Street, Alexandria—
  - (a) Lot 1, DP 387290,
  - (b) Lot 4, DP 1279736,
  - (c) Lot 7, DP 818246,
  - (d) Lot 38, DP 817136.
- (2) Development consent must not be granted to development for the purposes of depots unless the consent authority is satisfied that vehicular access to and from the depot will not unreasonably impact pedestrian, cyclist or vehicular traffic movements on O’Riordan Street, Alexandria.

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

Omit clauses 1AB, 3, 4A and 8.

**[18] Schedule 1**

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

**Use of certain land at Alexandria and Rosebery**

- (1) This clause applies to certain land at Alexandria and Rosebery identified as “Enterprise Area” on the Locality and Site Identification Map.
- (2) Development for the purposes of truck depots is permitted with development consent.

## **1.8 Wingecarribee 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  
E5 Heavy Industrial

**Mixed Use Zones**

MU1 Mixed Use

**[2] Land Use Table**

Omit the matter relating to Zones B1, B2, B4, B5, B7, IN1, IN2 and IN3. Insert instead—

**Zone E1 Local Centre**

**1 Objectives of zone**

- To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.
- To encourage investment in local commercial development that generates employment opportunities and economic growth.
- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To generally conserve and enhance the unique sense of place of business centre precincts by ensuring new development integrates with the distinct urban scale, character, cultural heritage and landscape setting of the precincts, particularly when located within a heritage conservation area or where the development may impact a heritage item.
- To ensure adequate provision is made for infrastructure that supports the viability of business centre precincts, 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 maximise the efficient use of land in business centre precincts to promote more compact and accessible places.
- To ensure new development has regard to the character and amenity of adjacent and nearby residential areas.

**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; 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; Animal boarding or training establishments; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages;

Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Open cut mining; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Rural industries; Rural workers' dwellings; Sewage treatment plants; Storage premises; Tourist and visitor accommodation; Transport depots; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

## **Zone E3 Productivity Support**

### **1 Objectives of zone**

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

### **2 Permitted without consent**

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

### **3 Permitted with consent**

Animal boarding or training establishments; Attached dwellings; Boat building and repair facilities; Business premises; Centre-based child care facilities; Community facilities; Depots, Function centres; Garden centres; Hardware and building supplies; Hostels; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; 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; Amusement centres; Camping grounds; Caravan parks; Cellar door premises; 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; Home occupations (sex services); Industries; Open cut mining; Residential accommodation; Restricted premises; Roadside stalls; Rural industries; Sewage treatment plants; Sex services premises; Transport 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.
- To allow non-industrial land uses, including certain commercial activities, that, because of the type, scale or nature of the use, are appropriately located in the zone and will not impact the viability of business and commercial centres in Wingecarribee.
- To ensure new development and land uses incorporate measures that take into account the spatial context and mitigate potential impacts on neighbourhood amenity and character and the efficient operation of the local and regional road system.

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

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

#### **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; 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; Business premises; Camping grounds; Cemeteries; Correctional centres; Crematoria; Eco-tourist facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Health services facilities;

Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industries; Open cut mining; Residential accommodation; Restricted premises; Retail premises; Schools; Sex services premises; 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

### **3 Permitted with consent**

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

### **4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Camping grounds; Car parks; Caravan parks; Cemeteries; Centre-based child care facilities; Commercial premises; Community facilities; Correctional centres; Crematoria; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Function centres; Health services facilities; Highway service centres; Home-based child care; Home businesses; Home industries; Home occupations; Home occupations (sex services); Industrial retail outlets; Information and education facilities; Local distribution premises; Mortuaries; Open cut mining; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Self-storage units; Service stations; Sex services premises; Tourist and visitor accommodation; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Water recreation structures; Wharf or boating facilities

## **Zone MU1 Mixed Use**

### **1 Objectives of zone**

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



- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To ensure new development has regard to the character and amenity of adjacent and nearby residential areas.

**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; Animal boarding or training establishments; Camping grounds; Caravan parks; Cemeteries; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Home occupations (sex services); Industrial training facilities; Industries; Open cut mining; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Rural industries; Rural workers' dwellings; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

**[3] Clauses 4.1AA(2)(e), 4.1A(2)(e), 4.2A(2), 4.2B(2)(g), 4.2D(2)(c) and 5.9(2)(l)**

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

**[4] Clauses 4.1AA(2)(f), 4.1A(2)(f), 4.2A(2), 4.2B(2)(h), 4.2C(3)(a)(i) and (5)(b), 5.9(2)(m) and 7.10(1)**

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

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

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

**[6] Clause 4.2B(2)(f)**

Omit "E2". Insert instead "C2".

- [7] **Clause 5.9 Dwelling house or secondary dwelling affected by natural disaster**  
Omit “B1 Neighbourhood” from clause 5.9(2)(g). Insert instead “E1 Local”.
- [8] **Clause 5.9(2)(h)**  
Omit the paragraph.
- [9] **Clause 5.9(2)(i)**  
Omit “B4”. Insert instead “MU1”.
- [10] **Clause 5.9(2)(j)**  
Omit the paragraph. Insert instead—  
(j) E3 Productivity Support,
- [11] **Part 7 Additional local provisions**  
Insert at the end of the Part, with appropriate clause numbering—  
**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 “Area A” 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.
- [12] **Schedule 1 Additional permitted uses**  
Omit clause 22.
- [13] **Schedule 1, clause 23(2)(b)**  
Omit the paragraph. Insert instead—  
(b) on land in Zone E1—exhibition homes or exhibition villages.
- 1.9 Wollondilly Local Environmental Plan 2011**
- [1] **Clause 2.1 Land use zones**  
Insert after “RU4 Primary Production Small Lots”—  
RU5 Village
- [2] **Clause 2.1**  
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

**[3] Land Use Table**

Insert after the matter relating to Zone RU4—

**Zone RU5 Village**

**1 Objectives of zone**

- To provide for a range of land uses, services and facilities that are associated with a rural village.
- To enable limited residential development that contributes to a vibrant and active rural village and is consistent with the Council's strategic planning for residential development in the area.
- To maintain the rural character of the village and ensure buildings and works are designed in a way that is sympathetic to the character of the village.
- To ensure development does not create unreasonable demands for the provision or extension of public amenities and services.
- To support the health and wellbeing of the community by providing appropriate land uses within walking and cycling distance of housing.

**2 Permitted without consent**

Home occupations

**3 Permitted with consent**

Artisan food and drink industries; Boarding houses; Building identification signs; Business identification signs; Business premises; Cellar door premises; Centre-based child care facilities; Community facilities; Dwelling houses; Entertainment facilities; Food and drink premises; Function centres; Garden centres; Hardware and building supplies; Home businesses; Home industries; Hostels; Hotel or motel accommodation; Information and education facilities; Kiosks; Landscaping material supplies; Markets; Medical centres; Neighbourhood shops; Oyster aquaculture; Places of public worship; Plant nurseries; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Roads; Rural supplies; Schools; Service stations; Shops; Shop top housing; Tank-based aquaculture; Veterinary hospitals

**4 Prohibited**

Any development not specified in item 2 or 3

**[4] Land Use Table**

Omit the matter relating to Zones B1, B2, B4, B5, IN1, IN2 and IN3. Insert instead—

## **Zone E1 Local Centre**

### **1 Objectives of zone**

- To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.
- To encourage investment in local commercial development that generates employment opportunities and economic growth.
- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To support the health and wellbeing of the community by providing employment and services that are close to housing and well supported by public and active transport.
- To encourage vibrant local centres by allowing tourist and visitor accommodation and facilities.

### **2 Permitted without consent**

Nil

### **3 Permitted with consent**

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

### **4 Prohibited**

Agriculture; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat sheds; Cemeteries; Crematoria; Depots; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Forestry; Freight transport facilities; Heavy industrial storage establishments; Industrial retail outlets; Industrial training facilities; Industries; Mortuaries; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Resource recovery facilities; Rural industries; Sex services premises; Storage premises; Vehicle body repair workshops; Waste disposal facilities; Water recreation structures; Water treatment facilities; Wharf or boating facilities

## **Zone E3 Productivity Support**

### **1 Objectives of zone**

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

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

**2 Permitted without consent**

Nil

**3 Permitted with consent**

Animal boarding or training establishments; Bee keeping; 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; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Registered clubs; Residential accommodation; Restricted premises; Roadside stalls; Rural industries; Sewerage systems; Sex services premises; Shops; Tourist and visitor accommodation; Transport depots; Truck depots;

Waste or resource management facilities; Water recreation structures;  
Water supply systems; Wharf or boating facilities

## **Zone E4 General Industrial**

### **1 Objectives of zone**

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.
- To ensure new development is sustainable and will not impact land of high biodiversity significance.
- To maintain the efficient operation of the local and regional road networks.
- To support the health and wellbeing of the community by providing employment and services close to housing.
- To ensure development does not impact the viability of local centres.

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

### **4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Educational establishments; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industries; Information and education facilities; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Respite day care centres; Rural industries; Tourist and visitor accommodation; Water recreation structures; Wharf or boating facilities

## **Zone E5 Heavy Industrial**

### **1 Objectives of zone**

- To provide areas for industries that need to be separated from other land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable land uses that provide facilities or services to meet the day-to-day needs of workers in the area.
- To support the health and wellbeing of the community by providing employment and services that can be easily reached by public and active transport.

### **2 Permitted without consent**

Nil

### **3 Permitted with consent**

Data centres; Depots; Freight transport facilities; General industries; Hazardous storage establishments; Heavy industries; Industrial training facilities; Intensive plant agriculture; Kiosks; Offensive storage establishments; Oyster aquaculture; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4

### **4 Prohibited**

Agriculture; Amusement centres; Animal boarding or training establishments; Business premises; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Community facilities; Correctional centres; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Forestry; Function centres; Health services facilities; Highway service centres; Home industries; Home occupations (sex services); Information and education facilities; Light industries; Local distribution premises; Passenger transport facilities; Places of public worship; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Respite day care centres; Restricted premises; Retail premises; Self-storage units; Sex services premises; Tourist and visitor accommodation; Vehicle repair stations; Veterinary hospitals; Water recreation structures; Wharf or boating facilities; Wholesale supplies

## **Zone MU1 Mixed Use**

### **1 Objectives of zone**

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

- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To support the health and wellbeing of the community by providing employment and services that are close to housing and well supported by public and active transport.

**2 Permitted without consent**

Nil

**3 Permitted with consent**

Amusement centres; Bee keeping; 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; Boat building and repair facilities; Boat sheds; Cemeteries; Crematoria; Depots; Eco-tourist facilities; Extractive industries; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Industrial retail outlets; Industrial training facilities; Industries; Mortuaries; Recreation facilities (major); Research stations; Resource recovery facilities; Rural industries; Sex services premises; Storage premises; Vehicle body repair workshops; Waste disposal facilities; Water recreation structures; Wharf or boating facilities

**[5] Clauses 4.1AA(2)(g), 4.1B, heading, (1) and (2), 4.2A(2)(f), 4.2B(2)(e) and 5.3(3)(ab)**

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

**[6] Clause 4.1C Minimum lot size for dual occupancies**

Omit “B4” from clause 4.1C(1)(c). Insert instead “MU1”.

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

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

**[8] Clause 4.2A(2)(ca)**

Insert after clause 4.2A(c)—

(ca) Zone RU5 Village,

**[9] Clause 4.2A(2)(e)**

Omit “E3”. Insert instead “C3”.

**[10] Clauses 5.1(2) and 5.1A, tables**

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



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

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

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

Omit “Zone B1 Neighbourhood Centre, Zone B2 Local Centre, Zone B4 Mixed Use, Zone IN2 Light Industrial, Zone IN3 Heavy Industrial” from clause 5.3(3)(ab).

Insert instead “Zone E1 Local Centre, Zone E4 General Industrial, Zone E5 Heavy Industrial, Zone MU1 Mixed Use”.

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

Omit clause 5.9(2). Insert instead—

- (2) This clause applies to land in the following zones—
  - (a) a rural zone,
  - (b) a residential zone,
  - (c) a mixed use zone,
  - (d) Zone E1 Local Centre,
  - (e) Zone E3 Productivity Support,
  - (f) Zone C3 Environmental Management,
  - (g) Zone C4 Environmental Living.

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

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

**Development on land in Zone RU5**

- (1) The objective of this clause is to reinforce the primary function of Zone RU5 Village as an area for land uses, services and facilities associated with a rural village.
- (2) Development consent must not be granted to development on land in Zone RU5 Village unless the consent authority has considered—
  - (a) whether the development will reduce the amount of floor space used for commercial premises in the zone, and
  - (b) if the development will reduce the amount of floor space used for commercial premises in the zone—whether the reduction is appropriate.

**[15] Clause 7.13 Temporary use of land for particular purposes**

Omit clause 7.13(1)(f)–(n). Insert instead—

- (f) Zone E1 Local Centre—recreation facilities (outdoor),
- (g) Zone E4 General Industrial—function centres, markets, recreation facilities (outdoor),
- (h) Zone E5 Heavy Industrial—function centres, markets,
- (i) Zone SP1 Special Activities—function centres, recreation facilities (outdoor),
- (j) Zone SP2 Infrastructure—function centres, markets, recreation facilities (outdoor),
- (k) Zone C4 Environmental Living—markets.

**[16] Schedule 2 Exempt development**

Omit “commercial or industrial” from **Advertising structures in commercial or industrial zones**, heading.

Insert instead “employment or mixed use”.

**1.10 Wollongong Local Environmental Plan 2009**

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

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

**Employment Zones**

E1 Local Centre

E2 Commercial Centre

E3 Productivity Support

E4 General Industrial

E5 Heavy Industrial

**Mixed Use Zones**

MU1 Mixed Use

**[2] Clause 2.1**

Insert after “W3 Working Waterways”—

W4 Working Waterfront

**[3] Land Use Table**

Omit the matter relating to Zones B1, B2, B3, B4, B6, B7, IN1, IN2, IN3 and IN4. Insert instead—

**Zone E1 Local Centre**

**1 Objectives of zone**

- To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.
- To encourage investment in local commercial development that generates employment opportunities and economic growth.
- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council’s strategic planning for residential development in the area.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To encourage development that is consistent with the centre’s position in the centres hierarchy.
- To encourage development that has a high level of accessibility and amenity and prioritises pedestrians.
- To ensure new development provides diverse and active street frontages to attract pedestrian traffic and contribute to vibrant and functional streets and public spaces.

**2 Permitted without consent**

Building identification signs; Business identification signs; Home occupations

**3 Permitted with consent**

Advertising structures; Amusement centres; Backpackers' accommodation; Bed and breakfast accommodation; Boarding houses; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Exhibition homes; Function centres; Home-based child care; Home businesses; Home industries; Hostels; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Oyster aquaculture; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Self-storage units; Service stations; Serviced apartments; Sex services premises; Shop top housing; Tank-based aquaculture; Veterinary hospitals; Wholesale supplies

**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 encourage development that is consistent with the centre's position in the centres hierarchy.
- To strengthen the role of the Wollongong city centre as the business, retail and cultural centre of the Illawarra region.

**2 Permitted without consent**

Building identification signs; Business identification signs; Home occupations

**3 Permitted with consent**

Advertising structures; Amusement centres; Artisan food and drink industries; Backpackers' accommodation; Boarding houses; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Exhibition homes; Function centres;

Helipads; Home businesses; Home industries; Hostels; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Mortuaries; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Self-storage units; Service stations; Sex services premises; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Veterinary hospitals; Wholesale supplies

#### **4 Prohibited**

Any development not specified in item 2 or 3

### **Zone E3 Productivity Support**

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

- To provide a range of facilities and services, light industries, warehouses and offices.
- To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
- To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
- To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
- To provide opportunities for new and emerging light industries.
- To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.
- To allow some diversity of activities that will not significantly detract from the operation of existing or proposed development or the amenity enjoyed by nearby residents, or have an adverse impact on the efficient operation of the surrounding road system.

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

Building identification signs; Business identification signs; Home occupations

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

Advertising structures; Animal boarding or training establishments; Boat building and repair facilities; Business premises; Car parks; Centre-based child care facilities; Community facilities; Depots; Entertainment facilities; Environmental facilities; Function centres; Garden centres; Hardware and building supplies; Heavy industrial storage establishments; Helipads; Home businesses; 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); 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

**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 allow some diversity of activities that will not significantly detract from the operation of existing or proposed development or the amenity enjoyed by nearby residents, or have an adverse impact on the efficient operation of the surrounding road system.

**2 Permitted without consent**

Building identification signs; Business identification signs

**3 Permitted with consent**

Advertising structures; Agricultural produce industries; Animal boarding or training establishments; Boat building and repair facilities; Community facilities; Crematoria; Depots; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Helipads; Industrial retail outlets; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Liquid fuel depots; Local distribution premises; Mortuaries; Neighbourhood shops; Oyster aquaculture; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Roads; Self-storage units; Service stations; Sex services premises; Take away food and drink premises; Tank-based aquaculture; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water treatment facilities

**4 Prohibited**

Any development not specified in item 2 or 3

## **Zone E5 Heavy Industrial**

### **1 Objectives of zone**

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

### **2 Permitted without consent**

Building identification signs; Business identification signs

### **3 Permitted with consent**

Advertising structures; Boat building and repair facilities; Data centres; Depots; Freight transport facilities; General industries; Hazardous storage establishments; Heavy industrial storage establishments; Heavy industries; Helipads; Industrial retail outlets; Industrial training facilities; Kiosks; Light industries; Offensive storage establishments; Oyster aquaculture; Recreation areas; Roads; Rural industries; Service stations; Storage premises; Take away food and drink premises; Tank-based aquaculture; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; 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 support adjacent and nearby commercial centres and minimise adverse impacts on the viability of the centres.
- To encourage development that is compatible with the centre's position in the centres hierarchy.

### **2 Permitted without consent**

Building identification signs; Business identification signs; Home occupations

**3 Permitted with consent**

Advertising structures; Amusement centres; Boarding houses; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Environmental facilities; Exhibition homes; Function centres; Home businesses; Hostels; Information and education facilities; Light industries; Local distribution premises; Medical centres; Multi dwelling housing; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Self-storage units; Service stations; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Wholesale supplies

**4 Prohibited**

Any development not specified in item 2 or 3

**[4] Land Use Table**

Insert after the matter relating to Zone W3—

**Zone W4 Working Waterfront**

**1 Objectives of zone**

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

**2 Permitted without consent**

Nil

**3 Permitted with consent**

Aquaculture; Boat building and repair facilities; Boat launching ramps; Charter and tourism boating facilities; Food and drink premises; Information and education facilities; Jetties; Kiosks; Light industries; Marinas; Markets; Mooring pens; Roads; Signage

**4 Prohibited**

Any development not specified in item 2 or 3

**[5] Clause 3.2 Complying development**

Omit “E2, E3” from clause 3.2(4A)(e). Insert instead “C2, C3”.

- [6] Clause 4.1A Minimum lot sizes for certain split zones**  
Omit “business or industrial zone or in Zone E4 Environmental Living” from clause 4.1A(2)(a).  
Insert instead “employment or mixed use zone, Zone C4 Environmental Living or Zone W4 Working Waterfront”.
- [7] Clauses 4.1A(2)(b) and (3)(a)(ii) and 5.1(2), table**  
Omit “E2” wherever occurring. Insert instead “C2”.
- [8] Clauses 4.1A(2)(b) and (3)(a)(ii), 4.1B(2)(a)(ii), 4.2A(1) and 4.2B(2)(c) and Schedule 1, clause 4(2)**  
Omit “E3” wherever occurring. Insert instead “C3”.
- [9] Clause 4.1A(3)(a)(i)**  
Omit “business or industrial zone”.  
Insert instead “employment or mixed use zone or Zone W4 Working Waterfront”.
- [10] Clause 4.1B, heading**  
Omit “E3 and Zone E4”. Insert instead “C3 or Zone C4”.
- [11] Clause 4.1B(2)(a)(iii)**  
Omit “E4”. Insert instead “C4”.
- [12] Clause 4.2A, heading**  
Omit “environmental protection”. Insert instead “conservation”.
- [13] Clause 4.2B, heading**  
Omit “environment protection”. Insert instead “conservation”.
- [14] Clauses 4.4A(2), table, (3) and (4), note, 5.1(2), table, 5.1A, table, 8.6, heading and (2) and 8.7(1)**  
Omit “B3 Commercial Core” wherever occurring.  
Insert instead “E2 Commercial Centre”.
- [15] Clauses 4.4A(2), table, 5.1(2), table, 8.6, heading and (2) and 8.7**  
Omit “B4” wherever occurring. Insert instead “MU1”.
- [16] Clause 4.4A Floor space ratio—Wollongong city centre**  
Omit “B6 Enterprise Corridor” wherever occurring.  
Insert instead “E3 Productivity Support”.
- [17] Clause 4.4A(4)**  
Omit “a business zone under this Plan”.  
Insert instead “Zone E1 Local Centre, Zone E2 Commercial Centre, Zone E3 Productivity Support or Zone MU1 Mixed Use”.
- [18] Clause 5.1 Relevant acquisition authority**  
Omit “B2” from clause 5.1(2), table. Insert instead “E1”.



**[19] Part 7 Local provisions—general**

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

**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 in Zone E1 Local Centre or Zone E2 Commercial Centre.
- (3) Development consent must not be granted to development on land to which this clause applies unless the consent authority has considered—
  - (a) the impact of the development on—
    - (i) the amenity of surrounding residential areas, and
    - (ii) the desired future character of the local centre, and
  - (b) whether the development is consistent with the hierarchy of centres.

**Drive-through food and drink premises**

- (1) The objective of this clause is to prohibit drive-through food and drink premises in certain locations to—
  - (a) avoid ribbon development and traffic congestion, and
  - (b) ensure the safety of commuters.
- (2) This clause applies to land identified as “Area A” on the Key Sites Map.
- (3) Development consent must not be granted to development for the purposes of food and drink premises that include a drive-through service on land to which this clause applies.
- (4) In this clause—

*drive-through service* means a service enabling customers to purchase food or drink from the food and drink premises while seated in a motor vehicle at the point of purchase.

**[20] Clause 7.11, heading**

Insert “**restricted premises and**” after “**of**”.

**[21] Clause 7.11(1) and (2)**

Insert “restricted premises or” before “sex services premises” wherever occurring.

**[22] Clause 7.13, heading**

Omit “**business**”. Insert instead “**employment or mixed use**”.

**[23] Clause 7.13(2)**

Omit “B1 Neighbourhood Centre, Zone B2 Local Centre, Zone B3 Commercial Core or Zone B4 Mixed Use”.

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

**[24] Clause 7.19 Active street frontages**

Omit clause 7.19(1)(a)–(d). Insert instead—

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

**[25] Clause 8.4 Minimum building street frontage**

Omit “B3 Commercial Core, B4 Mixed Use or B6 Enterprise Corridor” from clause 8.4(2).

Insert instead “E2 Commercial Centre, Zone E3 Productivity Support or Zone MU1 Mixed Use”.

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

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

**Use of certain land at Flinders Street, North Wollongong**

- (1) This clause applies to certain land at Flinders Street, North Wollongong identified as “32” on the Additional Permitted Uses Map.
- (2) Development for the purposes of serviced apartments or shop top housing is permitted with development consent.

**Use of certain land in Zone E1**

- (1) This clause applies to certain land in Zone E1 Local Centre identified as “33” on the Additional Permitted Uses Map.
- (2) Development for the purposes of residential flat buildings is permitted with development consent.

**Use of certain land in Zone E3**

- (1) This clause applies to certain land in Zone E3 Productivity Support identified as “34” on the Additional Permitted Uses Map.
- (2) Development for the purposes of shop top housing is permitted with development consent.

**[27] Schedule 2 Exempt development**

Omit “a business or an industrial zone” from the matter relating to **Advertising—general requirements**, subclause (5).

Insert instead “an employment or mixed use zone or Zone W4 Working Waterfront”.

**[28] Schedule 2, Advertisements—business identification signs for businesses other than brothels in business zones, heading**

Omit “business zones”. Insert instead “Zone E1, E2, E3 or MU1”.

**[29] Schedule 2, Advertisements—business identification signs for businesses other than brothels in industrial zones, heading**

Omit “industrial zones”. Insert instead “Zone E4, E5 or W4”.

**[30] Schedule 2, Advertisements—real estate signs (advertising premises or land for sale or rent) in business or industrial zones, heading**

Omit “business or industrial zones”.

Insert instead “**employment or mixed use zones or Zone W4**”.

- [31] **Schedule 2, Advertisements—signs behind glass line of shop window in Zone B1, B3, B4, B6 or IN2 (other than in brothels), heading**

Omit “**B1, B3, B4, B6 or IN2**”. Insert instead “**E1, E2, E3, E4 or MU1**”.

- [32] **Schedule 2, Advertisements—temporary signs for religious, cultural, social or recreational events, subclause (4)**

Omit “commercial and industrial zones”.

Insert instead “employment and mixed use zones and Zone W4 Working Waterfront”.

- [33] **Schedule 3 Complying development**

Omit “**industrial zones**” from **Alterations and additions to industrial and warehouse buildings in industrial zones**, heading.

Insert instead “**Zone E4, E5 or W4**”.

## 1.11 Woollahra 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

**Mixed Use Zones**

MU1 Mixed Use

- [2] **Land Use Table**

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

**Zone E1 Local Centre**

**1 Objectives of zone**

- To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.
- To encourage investment in local commercial development that generates employment opportunities and economic growth.
- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council’s strategic planning for residential development in the area.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To provide for development of a scale and type that is compatible with the amenity of the surrounding residential area.
- To ensure development is of a height and scale that achieves the desired future character of the local centre.
- To encourage development that is compatible with the local centre’s position in the centres hierarchy.
- To ensure development provides diverse and active ground floor uses to contribute to vibrant and functional streets and public spaces.

- To maximise public transport patronage and encourage walking and cycling.

**2 Permitted without consent**

Roads

**3 Permitted with consent**

Amusement centres; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Function centres; Home businesses; Home occupations; Home occupations (sex services); Hotel or motel accommodation; Information and education facilities; Light industries; Local distribution premises; Medical centres; Oyster aquaculture; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Respite day care centres; Service stations; Serviced apartments; Sex services premises; 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 provide for development of a scale and type that is compatible with the amenity of the surrounding residential area.
- To ensure development is of a height and scale that achieves the desired future character of the neighbourhood.
- To maximise public transport patronage and encourage walking and cycling.

**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; Dwelling houses; Entertainment facilities; Environmental facilities; Environmental protection works; Function centres; Home occupations

(sex services); 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; Service stations; 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

**[3] Clause 4.4 Floor space ratio**

Omit “B1 Neighbourhood Centre, Zone B2 Local Centre, and Zone B4 Mixed Use” from clause 4.4(1)(b).

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

**[4] Clause 4.4B, heading**

Omit “B1 and Zone B4”. Insert instead “E1 and Zone MU1”.

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

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

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

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

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

Omit “B4 Mixed Use Centre” from the table. Insert instead “MU1 Mixed Use”.

**[8] Part 7 Local provisions—general**

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

**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 “Area K” 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.

**[9] Schedule 2, Signage—building identification signs in heritage conservation areas or on heritage items, subclause (2) and Signage—wall signs (including painted wall signs) in heritage conservation areas or on heritage items, subclause (2)**

Omit “a business zone” wherever occurring. Insert instead “an employment zone”.

## 1.12 Yass Valley Local Environmental Plan 2013

### [1] Clause 2.1 Land use zones

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

#### **Employment Zones**

E1 Local Centre

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.

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

Building identification signs; Environmental protection works; Home-based child care; Home businesses; Home occupations

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

Amusement centres; Artisan food and drink industries; 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; 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; Mortuaries; Open cut mining; Port facilities; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Rural industries; Rural workers' 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 or resource management facilities; Water recreation structures; Wharf or boating facilities; Wholesale supplies

## **Zone E3 Productivity Support**

### **1 Objectives of zone**

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

### **2 Permitted without consent**

Building identification signs; Environmental protection works; Home-based child care; Home businesses; 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**

Agriculture; Air transport facilities; Airstrips; Amusement centres; Backpackers' accommodation; Bed and breakfast accommodation;

Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; General industries; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Home occupations (sex services); Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Places of public worship; Port facilities; Pubs; Registered clubs; Residential accommodation; Restricted premises; Roadside stalls; Rural industries; Sewerage systems; Sex services premises; Shops; Transport depots; 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**

Environmental protection works

### **3 Permitted with consent**

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

### **4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Business premises; Camping grounds; Caravan parks; 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 facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Heavy industries; Helipads; Home-based child care; Home businesses; Home occupations; Jetties; Marinas; Markets; Mooring pens; Moorings; Office premises; Open cut mining; Plant nurseries; Public administration buildings; Pubs; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation



facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Respite day care centres; Roadside stalls; Shops; Specialised retail premises; Tourist and visitor accommodation; Veterinary hospitals; Wharf or boating facilities

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

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

**[4] Clauses 4.1AA(2)(h), 4.1A(2)(h), 4.1B(2)(c) and (4) and 4.2B(2)(e)**

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

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

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

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

Omit “business, residential and recreation zones” from clause 4.3(1)(b).

Insert instead “residential and recreation zones, Zone E1 Local Centre and Zone E3 Productivity Support”.

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

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

**Use of certain land in Zone E3**

- (1) Development for the purposes of dwelling houses and shop top housing is permitted with development consent on land in Zone E3 identified as “3” on the Additional Permitted Uses Map.
- (2) Development for the purposes of pubs is permitted with development consent on land in Zone E3 identified as “A4” on the Additional Permitted Uses Map.