



New South Wales

State Environmental Planning Policy Amendment (Land Use Zones) 2023

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) 2023

under the

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1 Name of Policy

This Policy is *State Environmental Planning Policy Amendment (Land Use Zones) 2023*.

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This Policy is repealed at the beginning of the day following the day on which this Policy commences.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 following are amended or replaced, as the case requires, by the maps approved by the Minister on the making of this Policy—

- (a) *Albury Local Environmental Plan 2010*,
- (b) *Bayside Local Environmental Plan 2021*,
- (c) *Bega Valley Local Environmental Plan 2013*,
- (d) *Berrigan Local Environmental Plan 2013*,
- (e) *Bombala Local Environmental Plan 2012*,
- (f) *Broken Hill Local Environmental Plan 2013*,
- (g) *Burwood Local Environmental Plan 2012*,
- (h) *Cabonne Local Environmental Plan 2012*,
- (i) *Campbelltown Local Environmental Plan 2015*,
- (j) *Cobar Local Environmental Plan 2012*,
- (k) *Cooma-Monaro Local Environmental Plan 2013*,
- (l) *Coonamble Local Environmental Plan 2011*,
- (m) *Cootamundra Local Environmental Plan 2013*,
- (n) *Cowra Local Environmental Plan 2012*,
- (o) *Cumberland Local Environmental Plan 2021*,
- (p) *Dubbo Regional Local Environmental Plan 2022*,
- (q) *Dungog Local Environmental Plan 2014*,
- (r) *Eurobodalla Local Environmental Plan 2012*,
- (s) *Fairfield Local Environmental Plan 2013*,

- (t) *Forbes Local Environmental Plan 2013,*
- (u) *Georges River Local Environmental Plan 2021,*
- (v) *Gilgandra Local Environmental Plan 2011,*
- (w) *Glen Innes Severn Local Environmental Plan 2012,*
- (x) *Gloucester Local Environmental Plan 2010,*
- (y) *Goulburn Mulwaree Local Environmental Plan 2009,*
- (z) *Great Lakes Local Environmental Plan 2014,*
- (aa) *Greater Hume Local Environmental Plan 2012,*
- (ab) *Greater Taree Local Environmental Plan 2010,*
- (ac) *Griffith Local Environmental Plan 2014,*
- (ad) *Gundagai Local Environmental Plan 2011,*
- (ae) *Gunnedah Local Environmental Plan 2012,*
- (af) *Gwydir Local Environmental Plan 2013,*
- (ag) *Hawkesbury Local Environmental Plan 2012,*
- (ah) *Hay Local Environmental Plan 2011,*
- (ai) *Inner West Local Environmental Plan 2022,*
- (aj) *Inverell Local Environmental Plan 2012,*
- (ak) *Jerilderie Local Environmental Plan 2012,*
- (al) *Junee Local Environmental Plan 2012,*
- (am) *Kempsey Local Environmental Plan 2013,*
- (an) *Lithgow Local Environmental Plan 2014,*
- (ao) *Liverpool Local Environmental Plan 2008,*
- (ap) *Lockhart Local Environmental Plan 2012,*
- (aq) *Maitland Local Environmental Plan 2011,*
- (ar) *Manly Local Environmental Plan 2013,*
- (as) *Moree Plains Local Environmental Plan 2011,*
- (at) *Mosman Local Environmental Plan 2012,*
- (au) *Murrumbidgee Local Environmental Plan 2013,*
- (av) *Muswellbrook Local Environmental Plan 2009,*
- (aw) *Narrabri Local Environmental Plan 2012,*
- (ax) *Narrandera Local Environmental Plan 2013,*
- (ay) *Narromine Local Environmental Plan 2011,*
- (az) *Newcastle Local Environmental Plan 2012,*
- (ba) *North Sydney Local Environmental Plan 2013,*
- (bb) *Oberon Local Environmental Plan 2013,*
- (bc) *Orange Local Environmental Plan 2011,*
- (bd) *Parkes Local Environmental Plan 2012,*
- (be) *Pittwater Local Environmental Plan 2014,*
- (bf) *Port Macquarie-Hastings Local Environmental Plan 2011,*
- (bg) *Queanbeyan-Palerang Regional Local Environmental Plan 2022,*
- (bh) *Randwick Local Environmental Plan 2012,*

- (bi) *Richmond Valley Local Environmental Plan 2012,*
- (bj) *Ryde Local Environmental Plan 2014,*
- (bk) *Snowy River Local Environmental Plan 2013,*
- (bl) *Sutherland Shire Local Environmental Plan 2015,*
- (bm) *Sydney Local Environmental Plan (Harold Park) 2011,*
- (bn) *Temora Local Environmental Plan 2010,*
- (bo) *Tumbarumba Local Environmental Plan 2010,*
- (bp) *Tumut Local Environmental Plan 2012,*
- (bq) *Tweed City Centre Local Environmental Plan 2012,*
- (br) *Tweed Local Environmental Plan 2014,*
- (bs) *Upper Hunter Local Environmental Plan 2013,*
- (bt) *Uralla Local Environmental Plan 2012,*
- (bu) *Walgett Local Environmental Plan 2013,*
- (bv) *Warren Local Environmental Plan 2012,*
- (bw) *Warringah Local Environmental Plan 2011,*
- (bx) *Warrumbungle Local Environmental Plan 2013,*
- (by) *Weddin Local Environmental Plan 2011,*
- (bz) *Wollondilly Local Environmental Plan 2011,*
- (ca) *Woollahra Local Environmental Plan 2014,*
- (cb) *Yass Valley Local Environmental Plan 2013.*

Schedule 1 Amendment of State environmental planning policies

1.1 State Environmental Planning Policy Amendment (Land Use Zones) 2022

[1] Schedule 1.2 Blue Mountains Local Environmental Plan 2015

Omit Schedule 1.2[6]. Insert instead—

[6] Clause 4.1B Minimum lot sizes for dual occupancies

Omit clause 4.1B(4), including the table. Insert instead—

- (4) Land specified in the table may, with development consent, be subdivided for the purposes of dual occupancies to create a lot of a size that is less than the minimum size shown on the Lot Size Map for the land if—
- (a) development consent has been granted for a dual occupancy or a single development application proposes both the subdivision of the land and the erection of a dual occupancy on the land, and
 - (b) each dwelling will be erected on a separate lot.

Type of development	Land	Lot size
Dual occupancy (attached)	Zone R1 General Residential	900m ²
	Zone R2 Low Density Residential	900m ²
	Zone R3 Medium Density Residential	900m ²
	Zone E1 Local Centre	900m ²
	Zone E2 Commercial Centre	900m ²
	Zone E4 General Industrial identified as “Area 1” on the Land Zoning Map	900m ²
Dual occupancy (detached)	Zone R1 General Residential	1,100m ²
	Zone R2 Low Density Residential	1,100m ²
	Zone R3 Medium Density Residential	1,100m ²
	Zone E1 Local Centre	1,100m ²
	Zone E2 Commercial Centre	1,100m ²
	Zone E4 General Industrial identified as “Area 1” on the Land Zoning Map	1,100m ²

[2] Schedule 1.2[10]

Omit “Zone E1”. Insert instead “Zones E1 and E2”.

- [3] **Schedule 1.2[12]**
Omit “Zone E1 Local Centre”.
Insert instead “Zone E1 Local Centre and Zone E2 Commercial Centre”.
- [4] **Schedule 1.2[13]**
Omit “**Zone E1**”. Insert instead “**Zones E1 and E2**”.
- [5] **Schedule 1.2[19]**
Omit “E1-BX01”. Insert instead “E2-BX01”.
- [6] **Schedule 1.2[20], clause 7.3(5)(d)**
Omit “and7”. Insert instead “and”.
- [7] **Schedule 1.2[20], clause 7.3(6)**
Omit “E1-BX07”. Insert instead “E4-BX07”.
- [8] **Schedule 1.2[21]**
Insert “or “Faulconbridge Precinct E1-FB02”” before “on the Built”.
- [9] **Schedule 1.2[26] and [33]**
Omit “E1” wherever occurring. Insert instead “E2”.
- [10] **Schedule 1.2[27], clause 7.6(22)**
Omit ““Katoomba Precinct E1-KA022”, “Katoomba Precinct E1-KA023” or “Katoomba Precinct E1-KA024””.
Insert instead ““Katoomba Precinct E4-KA022”, “Katoomba Precinct E4-KA023” or “Katoomba Precinct E4-KA024””.
- [11] **Schedule 1.6 Gloucester Local Environmental Plan 2010**
Omit “Waste or resource management facilities;” from Schedule 1.6[2], **Zone E5 Heavy Industrial**, item 3.
- [12] **Schedule 1.7 Griffith Local Environmental Plan 2014**
Insert after Schedule 1.7[1]—
- [1A] **Land Use Table**
Insert “Pond-based aquaculture;” in alphabetical order in Zone RU6 Transition, item 3.
- [13] **Schedule 1.8 Gundagai Local Environmental Plan 2011**
Insert after Schedule 1.8[1]—
- [1A] **Land Use Table**
Insert “Pond-based aquaculture;” in alphabetical order in Zone RU5 Village, item 4.
- [14] **Schedule 1.15 Lismore Local Environmental Plan 2012**
Insert at the end of Schedule 1.15[2], **Zone E1 Local Centre**, item 1—
- To provide for development that does not detract from the role of Zone E2 Commercial Centre as the primary centre of business, retail, community and cultural activity.

[15] Schedule 1.18 Narrabri Local Environmental Plan 2012

Insert after Schedule 1.18[1]—

[1A] Land Use Table

Insert “Pond-based aquaculture;” in alphabetical order in Zone RU5 Village, item 3.

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

[1] Schedule 1.1 Albury Local Environmental Plan 2010

Omit Schedule 1.1[10], **Development on certain land at Willowbank Road, East Albury**, subclause (4)(b).

Insert instead—

- (b) be satisfied the development maintains the commercial hierarchy of Albury.

[2] Schedule 1.8 Central Coast Local Environmental Plan 2022

Omit Schedule 1.8[11], clause 7.11. Insert instead—

7.11 Shop top housing in Zone E3 or Zone SP4

- (1) This clause applies to land in the following zones—
 - (a) Zone E3 Productivity Support,
 - (b) Zone SP4 Enterprise.
- (2) Development consent must not be granted for development for the purposes of shop top housing on the land unless the floor area used for shop top housing will not be more than the floor area used for business premises and retail premises on the ground floor of the building.

[3] Schedule 1.9 Dubbo Regional Local Environmental Plan 2022

Omit Schedule 1.9[4], clause 7.11(2)(b) and (c). Insert instead—

- (b) retail premises or light industries if the gross floor area is greater than 150m².

[4] Schedule 1.11 Kempsey Local Environmental Plan 2013

Insert after Schedule 1.11[1]—

[1A] Land Use Table

Insert “Pond-based aquaculture;” in alphabetical order in Zone RU5 Village, item 4.

[5] Schedule 1.11[7A]

Insert after item [7]—

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

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

[6] Schedule 1.14 Muswellbrook Local Environmental Plan 2009

Insert after Schedule 1.14[7]—

[7A] Schedule 1 Additional permitted uses

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 1” on the Key Sites Map.
- (2) Development for the purposes of commercial premises is permitted with development consent.

[7] Schedule 1.17 Port Macquarie-Hastings Local Environmental Plan 2011

Insert after Schedule 1.17[3]—

[3A] Land Use Table

Insert “Pond-based aquaculture;” in alphabetical order in Zone RU5 Village, item 4.

[8] Schedule 1.21 Sydney Local Environmental Plan (Green Square Town Centre—Stage 2) 2013

Insert the following before “**Mixed Use Zones**” in Schedule 1.21[1]—

Employment Zones

E2 Commercial Centre

[9] Schedule 1.21[2]

Insert the following before **Zone MU1 Mixed Use**—

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

Horticulture

3 Permitted with consent

Backpackers’ accommodation; Hotel or motel accommodation; Light industries; 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; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional

centres; Crematoria; Depots; Electricity generating works; Environmental protection works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Hardware and building supplies; Helipads; Highway service centres; Home-based child care; Home businesses; Home industries; Home occupations; Industrial retail outlets; Industries; Jetties; Mortuaries; Port facilities; Recreation facilities (major); Recreation facilities (outdoor); Residential accommodation; Rural industries; Rural supplies; Sewerage systems; Sex services premises; Specialised retail 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 or resource management facilities; Water recreation structures; Water supply systems; Wholesale supplies

[10] Schedule 1.23 The Hills Local Environmental Plan 2019

Omit Schedule 1.23[21], subclause (1A)(a)–(d). Insert instead—

- (a) a rural, residential or employment zone, or
- (b) Zone MU1, SP3, SP4, C3 or C4.

1.3 State Environmental Planning Policy Amendment (Land Use Zones) (No 3) 2022

[1] Schedule 1.1 Bayside Local Environmental Plan 2021

Omit “Mooring Pens; Mortuaries” from Schedule 1.1[2], **Zone E3 Productivity Support**, item 4.

Insert instead “Mooring pens”.

[2] Schedule 1.7 Fairfield Local Environmental Plan 2013

Omit Schedule 1.7[6]. Insert instead—

[6] Clause 6.12 Design excellence

Omit clause 6.12(2). Insert instead—

- (2) This clause applies to development involving the construction of a new building or external alterations to an existing building on the following land—
 - (a) land in Zone R4 High Density Residential, Zone E2 Commercial Centre or Zone MU1 Mixed Use,
 - (b) land identified as “Area G” on the Land Zoning Map.

[3] Schedule 1.7[8], Schedule 1

Omit subclause (2) of the matter relating to Use of certain land in Zone E4.

Insert instead—

- (2) Development for the following purposes is permitted with development consent—
 - (a) health consulting rooms,
 - (b) information and education facilities,
 - (c) medical centres,
 - (d) specialised retail premises.

- [4] **Schedule 1.8 Georges River Local Environmental Plan 2021**
Omit “Bed and breakfast accommodation;” from Schedule 1.8[2], **Zone E1 Local Centre**, item 3.
- [5] **Schedule 1.8[2], Zone E1 Local Centre, item 4**
Omit “Tourist and visitor accommodation;”.
- [6] **Schedule 1.15 North Sydney Local Environmental Plan 2013**
Omit Schedule 1.15[8]. Insert instead—
- [8] **Clauses 5.1 and 5.1A, tables**
Omit “E2” wherever occurring. Insert instead “C2”.
- [7] **Schedule 1.15[17]**
Insert “or vehicle repair stations” after “E1”.
- [8] **Schedule 1.17 Tamworth Regional Local Environmental Plan 2010**
Omit “Moorings;” from Schedule 1.17[2], **Zone E1 Local Centre**, item 2.
- [9] **Schedule 1.17[2], Zone E2 Commercial Centre, item 4**
Omit “Bed and breakfast accommodation;”.
- [10] **Schedule 1.17[2], Zone E3 Productivity Support, item 4**
Omit “Aquaculture;” and “Farm stay accommodation;”.
- 1.4 State Environmental Planning Policy Amendment (Land Use Zones) (No 4) 2022**
- [1] **Schedule 1.4 Bombala Local Environmental Plan 2012**
Omit “Medical centres;” from Schedule 1.4[2], **Zone E4 General Industrial**, item 4.
- [2] **Schedule 1.10 Dungog Local Environmental Plan 2014**
Insert after Schedule 1.10[2]—
- [2A] **Land Use Table**
Insert “Pond-based aquaculture;” in alphabetical order in **Zone RU5 Village**, item 4.
- [3] **Schedule 1.13 Glen Innes Severn Local Environmental Plan 2012**
Omit “Pond-based aquaculture;” from Schedule 1.13[2], **Zone E3 Productivity Support**, item 4.
- [4] **Schedule 1.14 Goulburn Mulwaree Local Environmental Plan 2009**
Insert after Schedule 1.14[1]—
- [1A] **Land Use Table**
Insert “Pond-based aquaculture;” in alphabetical order in **Zone RU6 Transition**, item 4.
- [5] **Schedule 1.14[2], Zone E2 Commercial Centre, item 4**
Omit “Sewage systems;”.

Insert instead “Sewerage systems;”.

[6] Schedule 1.14[2], Zone E5 Heavy Industrial, item 4

Insert “Agritourism;” in alphabetical order.

[7] Schedule 1.19 Penrith Local Environmental Plan 2010

Insert “Food and drink premises;” in alphabetical order in Schedule 1.19[4], **Zone SP4 Enterprise**, item 3.

[8] Schedule 1.19[17], Schedule 1

Omit “36” under the matter relating to **Use of certain land at 144 Henry Lawson Avenue, Werrington County**, subclause (1).

Insert instead “43”.

1.5 State Environmental Planning Policy Amendment (Land Use Zones) (No 5) 2022

[1] Schedule 1.2 Camden Local Environmental Plan 2010

Omit “Glenee” from Schedule 1.2[11], heading. Insert instead “Glenlee”.

[2] Schedule 1.2[13]

Omit the item. Insert instead—

[13] Schedule 1 Additional permitted uses

Omit clause 18.

[3] Schedule 1.6 Cooma-Monaro Local Environmental Plan 2013

Omit “Restaurants and cafes” from Schedule 1.6[2], **Zone E4 General Industrial**, item 3.
Insert instead “Restaurants or cafes”.

[4] Schedule 1.9 Cumberland Local Environmental Plan 2021

Insert at the end of Schedule 1.9[1]—

Mixed Use Zones

MU1 Mixed Use

[5] Schedule 1.9[2], Zone E3 Productivity Support, item 3

Insert “Building identification signs; Business identification signs;” in alphabetical order.

[6] Schedule 1.9[2], Zone E4 General Industrial, item 3

Insert “School-based child care;” in alphabetical order.

[7] Schedule 1.9[2]

Insert after the matter relating to **Zone E4 General Industrial**—

Zone MU1 Mixed Use

1 Objectives of zone

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

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

2 Permitted without consent

Home occupations

3 Permitted with consent

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

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Exhibition 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); Research stations; Residential accommodation; Rural industries; Service stations; Sewerage systems; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

[8] Schedule 1.9[10]

Omit “**Zone E2**”. Insert instead “**Zones E1, E2 and MU1**”.

[9] Schedule 1.9[11]

Insert “and mixed use” after “employment”.

[10] Schedule 1.9[11A]

Insert after Schedule 1.9[11]—

- [11A] Clause 6.13(2)(c)**
Insert after clause 6.13(2)(b)—
(c) Zone MU1 Mixed Use.
- [11] Schedule 1.9[13]**
Omit “Zone E2 Commercial Centre and”.
- [12] Schedule 1.9[13A]**
Insert after Schedule 1.9[13]—
- [13A] Clause 6.20 Development of land at 1 Crescent Street, Holroyd—general**
Omit “in Zone B4” from clause 6.20(5)(b)(i).
Insert instead “on land in Zone MU1 Mixed Use”.
- [13] Schedule 1.10 Great Lakes Local Environmental Plan 2014**
Omit “Neighbourhood shops;” from Schedule 1.10[3], **Zone E5 Heavy Industrial**, item 3.
- [14] Schedule 1.10[14A]**
Insert after Schedule 1.10[14]—
- [14A] Schedule 1 Additional permitted uses**
Omit clause 4.
- [15] Schedule 1.11 Greater Taree Local Environmental Plan 2010**
Insert “Cellar door premises;” in alphabetical order in Schedule 1.11[3], **Zone E4 General Industrial**, item 3.
- [16] Schedule 1.11[3], Zone E5 Heavy Industrial, item 3**
Omit “Goods repair and reuse premises;” and “Neighbourhood shops;”.
- [17] Schedule 1.11[3], Zone E5 Heavy Industrial, item 4**
Omit “Pond-based aquaculture;”.
- [18] Schedule 1.11[3], Zone MU1 Mixed Use, item 3**
Omit “Educational establishments;”.
- [19] Schedule 1.11[4], Zone W4 Working Waterfront, item 3**
Insert “Environmental protection works;” in alphabetical order.
- [20] Schedule 1.12 Gunnedah Local Environmental Plan 2012**
Insert after Schedule 1.12[1]—
- [1A] Land Use Table**
Insert “Pond-based aquaculture;” in alphabetical order in Zone RU5 Village, item 4.
- [21] Schedule 1.15 Kiama Local Environmental Plan 2011**
Omit “Land Zoning Map” from Schedule 1.15[12], **Development in local centres**, subclause (2).
Insert instead “Clause Application Map”.

[22] Schedule 1.15[13A]

Insert after Schedule 1.15[13]—

[13A] Dictionary

Insert in alphabetical order—

Clause Application Map means the Kiama Local Environmental Plan 2011 Clause Application Map.

[23] Schedule 1.17 Liverpool Local Environmental Plan 2008

Omit “Boat sheds;” from Schedule 1.17[2], **Zone E5 Heavy Industrial**, item 3.

[24] Schedule 1.17[25]

Omit items [25] and [26]. Insert instead—

[25] Clause 7.25

Omit the clause. Insert instead—

7.25 Food and drink premises and shops on certain land in Zone E1

- (1) This clause applies to land identified as “Area G” on the Land Zoning Map.
- (2) Development consent must not be granted to development for the following purposes—
 - (a) food and drink premises if the gross floor area of the premises will be more than 300m²,
 - (b) a shop if the gross floor area of the shop will be more than 1,500m².

[25] Schedule 1.17[30A] and [30B]

Insert after Schedule 1.17[30]—

[30A] Clauses 7.30, heading and 7.32, heading

Omit “B1”. Insert instead “E1”.

[30B] Clause 7.30(1)

Omit “shown as being within Area 5”. Insert instead “identified as “Area P””.

[26] Schedule 1.18 Mosman Local Environmental Plan 2012

Omit Schedule 1.18[2], **Zone E1 Local Centre**, item 1, dot points 5–10. Insert instead—

- To enhance the viability, vitality and amenity of the local centres.
- To maintain active uses at street level, with a predominance of retail use.
- To allow the amalgamation and redevelopment of land in Spit Junction.
- To minimise the effect of business uses on the amenity of adjacent residential areas having regard to building design, operation and activities, traffic generation and the car parking capacity of local roads.
- To ensure the facades of new buildings in Mosman Junction are in keeping with the proportions of surrounding traditional shop fronts.
- To maintain the local character and enhance the village atmosphere of Mosman Junction by limiting the height, bulk and scale of buildings.

- To encourage development that is compatible with the centre’s position on the hierarchy of centres.

[27] Schedule 1.22 Shellharbour Local Environmental Plan 2013

Insert after Schedule 1.22[1]—

[1A] Land Use Table

Insert “Pond-based aquaculture;” in alphabetical order in Zone RU6 Transition, item 4.

[28] Schedule 1.22[2], Zone E3 Productivity Support, item 3

Insert “School-based child care;” in alphabetical order.

[29] Schedule 1.24 Tweed Local Environmental Plan 2014

Omit “Food and drink premises;” from Schedule 1.24[3], **Zone E3 Productivity Support**, item 3.

[30] Schedule 1.24[10]

Omit the item. Insert instead—

[10] 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 “25” on the Additional Permitted Uses Map.
- (2) Development for the purposes of food and drink premises or shop top housing is permitted with development consent.

[31] Schedule 1.25 Upper Hunter Local Environmental Plan 2013

Insert after Schedule 1.25[1]—

[1A] Land Use Table

Insert “Pond-based aquaculture;” in alphabetical order in Zone RU5 Village, item 3.

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

[1] Schedule 1.1 Inner West Local Environmental Plan 2022

Omit “Greater Sydney Commission’s Eastern Economic Corridor” from Schedule 1.1[3], **Zone E4 General Industrial**, item 1.

Insert instead “Eastern Economic Corridor of the Greater Cities Commission”.

[2] Schedule 1.1[21], Use of certain land for restricted premises, sex services premises and tourist and visitor accommodation in Zone E1, heading

Omit “in Zone E1”. Insert instead “in Zone E1”.

[3] Schedule 1.1[21], Use of certain land for restricted premises, sex services premises and tourist and visitor accommodation in Zone E1, subclause (1)

Omit “46”. Insert instead “51”.

[4] Schedule 1.2A

Insert after Schedule 1.2—

1.2A Randwick 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

E4 General Industrial

[2] Land Use Table

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

Zone E1 Local Centre

1 Objectives of zone

- To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.
- To encourage investment in local commercial development that generates employment opportunities and economic growth.
- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To maximise public transport patronage and encourage walking and cycling.
- To facilitate a high standard of urban design and pedestrian amenity that contributes to achieving a sense of place for the local community.
- To minimise the impact of development and protect the amenity of residents in the zone and in the adjoining and nearby residential zones.
- To facilitate a safe public domain.
- To support a diverse, safe and inclusive day and night-time economy.

2 Permitted without consent

Home occupations; Recreation areas

3 Permitted with consent

Amusement centres; Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Dwelling houses; Entertainment facilities; Function centres; Group homes; Home industries; Hostels; Hotel or motel accommodation;

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

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Environmental facilities; 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); Residential accommodation; Resource recovery facilities; Rural industries; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies

Zone E2 Commercial Centre

1 Objectives of zone

- To strengthen the role of the commercial centre as the centre of business, retail, community and cultural activity.
- To encourage investment in commercial development that generates employment opportunities and economic growth.
- To encourage development that has a high level of accessibility and amenity, particularly for pedestrians.
- To enable residential development only if it is consistent with the Council's strategic planning for residential development in the area.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To facilitate a high standard of urban design and pedestrian amenity that contributes to achieving a sense of place for the local community.
- To minimise the impact of development and protect the amenity of residents in the zone and in the adjoining and nearby residential zones.
- To facilitate a safe public domain.

- To support a diverse, safe and inclusive day and night-time economy.

2 Permitted without consent

Home occupations

3 Permitted with consent

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

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; 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; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Port facilities; Recreation facilities (major); Residential accommodation; Resource recovery facilities; Rural industries; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies

Zone E4 General Industrial

1 Objectives of zone

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

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

2 Permitted without consent

Home occupations; Recreation areas

3 Permitted with consent

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

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat launching ramps; Boat sheds; Business premises; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Community facilities; Correctional centres; Crematoria; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Food and drink premises; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Information and education facilities; Jetties; Marinas; Markets; Mooring pens; Moorings; Mortuaries; Office premises; Open cut mining; Port facilities; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Roadside stalls; Rural industries; Shops; Specialised retail premises; Tourist and visitor accommodation; Transport depots; Vehicle sales or hire premises; Water recreation structures; Wharf or boating facilities

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

Omit the notes.

[4] Clause 5.3 Development near zone boundaries

Omit “business zone only” from clause 5.3(2)(a).

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

[5] Clause 5.3(2)(b)

Omit “a business zone or Zone IN2 Light Industrial”.

Insert instead “Zone E1 Local Centre, Zone E2 Commercial Centre or Zone E4 General Industrial”.

[6] Clause 6.4 Stormwater management

Omit “, business and industrial” from clause 6.4(2).

Insert instead “and employment”.

[7] Clause 6.14, heading

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

[8] Clause 6.14(1)

Omit “business”. Insert instead “employment”.

[9] Clause 6.14(2)

Omit “Zone B1 Neighbourhood Centre or Zone B2 Local Centre”.

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

[10] Part 6 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 in Zone E1 Local Centre.
- (3) Development consent must not be granted to development on land to which this clause applies unless the consent authority has considered—
 - (a) the impact of the development on—
 - (i) the amenity of surrounding residential areas, and
 - (ii) the desired future character of the local centre, and
 - (b) whether the development is consistent with the hierarchy of centres.

Articulated vehicle limit—Perry Street, Matraville

- (1) This clause applies to land in Zone E4 General Industrial with a frontage or road access to Perry Street, Matraville.
- (2) Development consent must not be granted to development for the following purposes unless the consent authority is satisfied the development will not provide access to or from the land by articulated vehicles—
 - (a) freight transport facilities,
 - (b) warehouse or distribution centres.
- (3) In this clause—

articulated vehicle has the same meaning as in AS 2890.2—2018, *Parking facilities, Part 2: Off-street commercial vehicle facilities*.

- [11] **Schedule 1 Additional permitted uses**
Omit “Zone B2 Local Centre” from clause 6(1).
Insert instead “Zone E2 Commercial Centre”.
- [12] **Schedule 2 Exempt development**
Omit “business zones” from **Signage—business zones or business premises in other zones**, heading.
Insert instead “**Zone E1 and E2**”.
- [13] **Schedule 2, Signage—industrial zones, heading**
Omit “industrial zones”.
Insert instead “**Zone E4**”.
- [14] **Schedule 2, Signage—real estate (advertising premises or land for sale or lease), subclause (3)**
Omit “a business, industrial”. Insert instead “an employment”.
- [15] **Schedule 2, Signage—real estate (advertising premises or land for sale or lease), subclause (6)**
Omit “a business or industrial”. Insert instead “an employment”.
- [5] **Schedule 1.4 Ryde Local Environmental Plan 2014**
Insert “registered clubs or” before “restaurants” in Schedule 1.4[11].
- [6] **Schedule 1.5 Shoalhaven Local Environmental Plan 2014**
Insert “W4” before “Working” in Schedule 1.5[5].
- [7] **Schedule 1.5[17], Development in local centres, subclause (2)**
Omit “7.31”. Insert instead “Cl 7.31”.
- [8] **Schedule 1.5[19], Use of certain land in Zone E3**
Omit the clause.
- [9] **Schedule 1.5[19]**
Insert “Sch” before “1.25”, “1.26”, “1.27”, “1.28” and “1.29”, wherever occurring.
- [10] **Schedule 1.5[19], Use of certain land at 35 Quinns Lane, South Nowra, subclause (1)**
Omit “DP 654180”. Insert instead “DP 564180”.
- [11] **Schedule 1.5[19], Use of certain land at Bomaderry, Nowra, Sanctuary Point, South Nowra and Ulladulla, heading**
Omit “**Bomaderry, Nowra**”. Insert instead “**Bomaderry, Culburra Beach, Nowra**”.
- [12] **Schedule 1.7 Sydney Local Environmental Plan 2012**
Omit “Home industries;” from Schedule 1.7[3], **Zone E1 Local Centre**, item 3.
Insert “Light industries;” in alphabetical order.
- [13] **Schedule 1.7[8]**
Insert “, other than land at Green Square” after “Map”.

[14] Schedule 1.7[15]

Omit the item.

[15] Schedule 1.7[16]

Insert at the end of the item—

Specialised retail premises and vehicle sales or hire 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 1,000m².

[16] Schedule 1.9 Wollondilly Local Environmental Plan 2011

Insert "Bed and breakfast accommodation;" in alphabetical order in Schedule 1.9[3], **Zone RU5 Village**, item 3.

[17] Schedule 1.9[8]

Omit the item.

[18] Schedule 1.9[14A]

Insert after Schedule 1.9[14]—

[14A] Clause 7.13 Temporary use of land for particular purposes

Insert after clause 7.13(1)(b)—

- (ba) Zone RU5 Village—function centres, recreation facilities (outdoor),

[19] Schedule 1.10 Wollongong Local Environmental Plan 2009

Omit the seventh dot point from Schedule 1.10[3], **Zone E1 Local Centre**, item 1.

Insert instead—

- To ensure new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.

[20] Schedule 1.10[3], Zone E1 Local Centre, item 3

Omit "Self-storage units;".

[21] Schedule 1.10[26], Use of certain land at Flinders Street, North Wollongong, subclause (2)

Omit "or shop top housing".

[22] Schedule 1.10[26], Use of certain land in Zone E1, subclause (2)

Insert “or self-storage units” after “buildings”.

[23] Schedule 1.11 Woollahra Local Environmental Plan 2014

Omit “neighbourhood” from Schedule 1.11[2], **Zone MU1 Mixed Use**, item 1, sixth dot point.

Insert instead “centre”.

Schedule 2 Amendment of Hilltops Local Environmental Plan 2022

Land Use Table

Omit “Recreation areas;” and “Respite day care centres;” from **Zone E3 Productivity Support**, item 4.