



Anthony Roberts MP

Minister for Planning, Minister for Housing, Special Minister of State



FOREWORD

Soon after I became Minister for Planning in 2017, it was clear the Large Format Retail sector needed reform.

Its health was out-growing its regulation and the Retail Expert Advisory Committee (REAC) independent report confirmed it.

So in late 2017, I asked my department to commence work on implementing the report's recommendations, which were:

1. Develop a State-wide Retail Planning Policy
2. Strategic Plans must identify retail supply and demand and articulate objectives
3. Amend the standard instrument local environmental plan
4. Improve clarity and consistency in assessment processes
5. Provide clear planning guidance

In April, we asked you about potential amendments to the Standard Instrument Local Environmental Plan (SILEP). The proposal aimed to improve planning for retail formats in NSW and we delivered the following new and amended land use definitions: a new definition for 'artisan food and drink premises' an amended definition for 'garden centre' a new definition for 'local distribution premises' a new definition for 'neighbourhood supermarket' an amended definition for 'bulky goods premises', to be known as 'specialised retail premises'.

Since then we have amended the standard instrument, updated planning instruments to include these new and amended terms and provided planning guidance on each definition. We wanted the definitions to catch up to your modern sector and be fit for future purpose.

My department is currently working on the other REAC recommendations, including working with Councils to improve clarity and consistency in assessment processes.

Also in April, we released Planning for the Future of Retail: Discussion Paper. Many of the submissions received were from the LFR sector, showing how passionate the industry is about reform.

Next year we will finalise the State-wide retail planning policy and provide advice to councils on how to consider retail supply and demand as part of their local strategic plans.

I applaud the LFRA for its strong advocacy for its members and stewardship of a growing sector. Your industry is vital to the NSW economy's strength, with \$1 in every \$4 in retail being spent in your sector.

I commend to you the 2019, 10th anniversary edition of the Australian and New Zealand Large Format Retail Directory.

Yours sincerely,

Anthony Roberts MP

Minister for Planning, Minister for Housing,
Special Minister of State



**Submission to
NSW Department of Planning and Environment
Proposed Employment Zones Reform**

12th July 2022

PO Box 78 Balwyn North VIC 3104 | 10/828 High Street Kew East VIC 3102
P (03) 9859 5000 F (03) 9859 6077

www.lfra.com.au

ACN 131 555 612 ABN 31 131 555 612

Contents

1. Executive Summary	3
2. Introduction	6
3. Large Format Retail Association and Sector Overview	8
4. Response to the Proposed Employment Zones Reforms	12
Purpose of the Reform	12
Mandated Permissible Uses	13
Loss of Food and Drink Premises Land Uses	14
Reliance on Schedule 1 of the Standard Instrument Local Environmental Plan (SILEP)	15
Inconsistency with the Proposed Objectives of the E3 Productivity Support Zone	16
Concern with Objective 1	16
Concern with Objective 2	16
Concern with Objective 3	17
Concern with Objective 4	17
Group Terms Versus Sub Terms	18
Floor Space Caps	18
5. Conclusion	19
6. Recommendations	20

Attachment A – LGA audit of proposed E3 zone translations

1. Executive Summary

This submission provides feedback on the proposed policy reforms from the perspective of the Large Format Retail Association (LFRA) outlining the key concerns and recommendations moving forward in the finalisation of the proposed employment zones reform.

The first of the LFRA's concerns relates to the need for an expanded list of mandated permissible uses in the E3 zone for greater consistency across Local Government Areas (LGAs). The LFRA's recommendation in this regard is to make *'Food and Drink Premises'* a mandated permissible use in the E3 zone to allow for the subsidiary land uses to be mandated and allow for better consistency in permissibility.

In the process of translating the existing B5, B6, and B7 zones into E3 Productivity Support zones, there are land uses which are currently permissible, but which are proposed to be no longer permissible. As food and drink premises (including the land uses which fall under this group term) are not mandated in the E3 Productivity Support zone, not all Local Governments have implemented this group of land uses in the land use table. The LFRA's concern lies in the loss of permissibility of food and drink premises across LGAs within NSW, leading to a reliance on existing use rights.

We note that to counter the potential detrimental impacts, arising from land uses being *'lost in translation'* in the reform process, DPE have proposed to introduce site-specific provisions in Schedule 1 of the Standard Instrument LEP to allow additional permitted uses on certain sites where needed. The LFRA is of the view that whilst this is a legal mechanism open to the NSW Department of Planning and Environment (DPE), it is not simple and does not promote the establishment of broad zones in which the market can choose to operate within. Maintaining a division of permissible uses within the E3 zone is entrenching the artificial and often arbitrary nature of the former B5, B6 and B7 zoning in which the reform is seeking to address.

In previous submissions on Employment Zones Reform, the LFRA raised significant concern with the nature in which the objectives of E3 zone were being established. The LFRA believes that the zoning of the E3 zone should seek to promote and encourage the use of the E3 zone for Large Format Retail uses such as *'Specialised Retail Premises'*. This should be done is positive objective that seeks to facilitate theses uses rather than the suggested objective which permits retail uses only if they do not compete with centres.

The independent Retail Expert Advisory Committee (REAC) appointed by the NSW Government released its findings in 2017. In October 2017, each of the findings was adopted by the Minister for Planning. The Retail Expert Advisory Committee (REAC) report was a significant genesis of the Employment Zone Reforms which are currently being exhibited. It is relevant to therefore consider the success of the Employment Zones Reform implementation against the objectives set out in the REAC report.

In many ways this submission identifies how the Employment Zones Reform fails to adequately deliver on the majority of the intended outcomes identified in the REAC Report.

These are summarised below:

Table 1: Performance of proposed reforms against objectives identified in REAC Report

Objective in REAC Report	LFRA's report card on success in the implementation in the proposed reforms	
<i>a simpler approach to land use zones focused solely on land use and not the intensity of development;</i>	X	The proposed amendments to the SILEP and the E3 zone will not simplify the zoning framework or the development process in the retail sector.
<i>genuinely incompatible uses are separated, but there is greater scope for complementary uses to develop and compete;</i>	X	Failure to translate the permissibility of the full suite of complementary land uses (such as food and drink premises into the E3 zone does not increase the scope for these uses to develop and compete.
<i>a shift in focus from land uses to outcomes and impacts of development through planning guidance;</i>	X	By limiting the extent of mandated permissible uses in the E3 zone, and by retaining the predominant use of group terms in the E3 land use table, the focus of the zone remains on land uses rather than outcomes and development impacts.
<i>open zones with fewer prohibitions provide for greater flexibility and will minimise the need for spot rezonings - which in turn reduces costs, time delays and uncertainty for businesses and the community.</i>	X	The proposed changes to the E3 zone fail to provide greater flexibility and in fact, will create an increased reliance on existing use rights, Schedule 1 additional permitted use provisions, or spot rezonings.

In June 2021, an explanation of intended effects was exhibited by the NSW Government and it set a number of objectives for the employment zone reform program. The LFRA has also had regard to these objectives in considering the implementation of the proposed reform. Below is our assessment on the success of meeting the objectives as set out in the Explanation of Intended Effect (EIE).

Table 2: Performance of proposed reforms against objectives identified in EIE

Objective in EIE	LFRA's report card on success in the implementation in the proposed reforms	
<i>provide greater certainty for the community, councils and the development industry</i>	X	By limiting the mandated permissible uses in the E3 zone, this fails to provide consistency of land use tables across LGAs and does not provide certainty for stakeholders.
<i>support councils' long-term strategic planning objectives</i>	✓	Can be achieved.
<i>support businesses, industry and society to grow, respond and adapt as necessary</i>	X	Prohibiting complementary land uses does not allow for growth or adaptation.
<i>facilitate innovation and changes in business processes now and into the future.</i>	X	Reliance on existing use rights or Schedule 1 additional permitted use provisions does not facilitate innovation or changes in business processes.

In order to better capture this *'once in a generation'* opportunity to capture true employment zone reform, the LFRA provides the following recommendations to DPE in finalising the Employment Zones Reform:

- Expand the list of mandated permissible uses in the E3 zone to allow market demand to determine the most appropriate land use for a particular site;
- Ensure consistency of permissibility in translating the land use tables for the B5, B6, and B7 zone to the E3 zone so that key land uses are not 'lost in translation';
- Eliminate the need for permissible land uses to be retained via site-specific provisions in Schedule 1 for additional permitted uses;
- Adopt group terms rather than sub terms in the land use tables of the E3 zone; and
- Modify the wording of Objectives 1 - 4 of the E3 zone to better reflect its strategic intent.

2. Introduction

This submission has been prepared by the Large Format Retail Association (LFRA) in response to the proposed Employment Zones Reform which has been placed on public exhibition by the Department of Planning and Environment (DPE) from 31st May to 12th July 2022.

We welcome the opportunity to provide feedback to the NSW Department of Planning and Environment (DPE) on the key policy reforms outlined within the position paper and legislative outline from the perspective of the Large Format Retail industry and commend Department of Planning & Environment (DPE) on actively providing and looking to implement initiatives that will reform the planning system, drive the economic recovery of NSW and encourage innovation and productivity within the commercial and industrial sector.

The NSW Retail Expert Advisory Committee (REAC) was established by the Hon Rob Stokes and led by NSW Chief Planner Gary White. Upon establishment of REAC, the LFRA proactively engaged with the review being undertaken by the REAC in providing feedback and contributing to the release of the REAC Report in November 2017. This report acknowledged the structural shift in the retail market and competition of 24-hour on-line trading with bricks and mortar retailers who have limited trading hours.

Minister Roberts informed our members in the *'Foreword'* to the 2019 edition of the Large Format Retail Directory that in 2019 the NSW Government *"...will finalise the State-wide retail planning policy and provide advice to councils on how to consider retail supply and demand as part of their local strategic plans..."*. However, the Local Strategic Planning Statements have been finalised and a State-wide retail planning policy has not been released, as was promised.

The LFRA's vision is for **clarity, consistency and certainty** of the various laws and government regulations that relate to the Large Format Retail industry in Australia. The LFRA's policy agenda encourages investment and employment growth and opportunities. Good urban planning, smart competition policy, and sustainable and cheaper energy underpin our agenda.

The proposed employment zone framework provides for a significant rethink of how employment zones are categorised and located. This is a significant reform and is indeed the most ambitious rethink of employment zoning since the inception of the Standard Local Environmental Plan Instrument in 2010. In our opinion, the reform is a positive step towards achieving greater clarity, consistency and certainty within the NSW.

The LFRA supports the majority of the reforms in the Employment Zones framework, however it must be noted that key impediments to investment in NSW by existing and new entrants within the Large Format Retail sector continue to be:

- The failure of DPE to provide a State-wide planning policy to guide retail land use objectives and decisions; and
- The NSW Government's inability to recognise and proactively plan for future growth of the Large Format Retail industry.

In response to DPE's proposed employment zone framework, the position of the LFRA in relation to the proposed reforms is as follows:

- The LFRA supports the establishment of fewer but broader zones in which employment uses and economic activity can occur;
- The LFRA supports the implementation of mandated retail land uses in the E3 zone, but is concerned that this has not been extended to enough land uses;
- The LFRA does not support the loss of food and drink premises as permissible land uses in the E3 zone;
- The LFRA does not support the potential for reliance on Schedule 1 of the Standard Instrument LEP;
- The LFRA does not support the drafting of the proposed objectives of the E3 Productivity Support zone; and
- The LFRA does not support the reliance on group terms, rather than sub terms, in the land use tables of the E3 zone.

Notwithstanding the proposed reforms, the LFRA request that DPE consider the following additional amendments to the legislation and strategic planning system, which in our view are also required to enable the Large Format Retail sector to continue to invest in NSW and ensure the physical supply of floorspace meets the current and forecast levels of demand within NSW and the Sydney Metropolitan Area:

- DPE to produce a State-wide planning policy to guide retail land use objectives and decisions;
- The NSW Government to support and adequately consider the growth of all forms of retail activity and in particular the Large Format Retail industry which is a significant and growing segment of the retail sector;
- Provide opportunities for '*emerging*' and '*innovative*' retail formats to locate within the NSW that are not currently recognised within the Standard Instrument LEP (Local Environment Plan) land use definitions; and
- Require Local Government areas to proactively plan to increase Large Format Retail floorspace to meet the required demand.

3. Large Format Retail Association and Sector Overview

The LFRA is Australia's peak industry body which supports and advocates for Australia's Large Format Retail sector. Our membership base comprises of Large Format Retailers, investors, owners, developers and service suppliers. The LFRA's policy agenda strongly encourages investment and employment growth and opportunities. Issues such as good urban planning, smart competition policy, and sustainable and cheaper energy underpin our agenda. Our vision is clarity, consistency and certainty of the various laws and government regulations that relate to the Large Format Retail industry in Australia.

Retail members of the LFRA include some of Australia's largest and most respected Large Format Retailers including the 72 individual business brands listed in the following table:

ABS Automotive Service Centres	Early Settler	Officeworks
Adairs	Fantastic Furniture	Original Mattress Factory
Adairs Kids	Focus on Furniture	OZ Design Furniture
Amart Furniture	Freedom	Petbarn
Anaconda	Harris Scarfe	PETstock
Animates	Harris Scarfe Home	Pillow Talk
Autopro	Harvey Norman	Planet Fitness
Autobarn	House	Provincial Home Living
Baby Bunting	House Bed & Bath	Rebel
Barbeques Galore	IKEA	Reece
BCF	James Lane	Revo Fitness
Beacon Lighting	Jaycar Electronics Group	RoadTech Marine
Beacon Trade	JB Hi-Fi	Robins Kitchen
Beaumont Tiles	JB Hi-Fi Home	RSEA
Bedshed	Joyce Mayne	Sleepys
Best Friends	Kitchen Warehouse	Sleeping Giant
Bunnings	Lincraft	Snooze
Bursons	Macpac	SPACE
Chemist Warehouse	Midas Auto Service Experts	Spotlight
City Farmers	Mocka	Supercheap Auto
Clark Rubber	Mountain Designs	The Good Guys
Costco	My House	Tool Kit Depot
Decathlon	My Pet Warehouse	Total Tools
Domayne	Oakland Mowers	Urban Home Republic

The LFRA is supported by its Patron, PwC, and the following 79 Associate members that comprise of Large Format Retail developers, investors, owners and service suppliers:

Accord Property	Deluca	Morgans Financial Limited
ADCO Constructions	DOMÉ Property Group	MPG Funds Management
Advantage All Development Group	Edgewise Insurance Brokers	Moray & Agnew Lawyers
Advent Security Services	Ethos Urban	National Storage
Arise Developments	Re Grow Development Group	Newmark Capital Limited
AsheMorgan	FTI Consulting	Norman Asset Delivery
Arkadia	Gazcorp	Paidright
AXIMA Logistics	Gibb Group	Planning Solutions
AXIOM Properties Limited	Geon Property	Primewest
Baycrown Property Group	Grosvenor Engineering Group	Properties and Pathways
Bayleys	HLC Constructions	QIC
Bill Identity	Home Co.	Realmark Commercial
Birdsong Legal	Humich Group	Re Ventured
Blackmont	Investore	Schaffer Corporation Limited
Blueprint	Jape Group Australia	Sentinel Group Australia
Buchan	JVL Investment Group	Signify
Burgess Rawson	Knapp Property Group	Solar Edge
BWP Trust	Leedwell Property	Terrace Tower Group
CBRE	Leffler Simes Architects	TK Maxx
Charter Hall	Lester Group	Transact Capital
Cherry Energy Solutions	Leyton Property	Transcend Property
Citinova	Lumi Lighting	Troon Group
Colliers International	Mainbrace Constructions	tutch
Complete Colour	Major Media	Upstream Energy
Coombes Property Group	Marked Property	Vend Property
COVA Group	Market Lane Developments	Walker Corporation
CV Media & Signage	McGees Property	Wrkr
Deep End Services		

Australian's love affair with Large Format Retail has been on full display during the pandemic, with a substantial increase in during the pandemic despite the COVID-19 restrictions. Simplistically, the trading performance of the Large Format Retail sector has been buoyed by the following key factors:

- The much-needed economic boost by the Federal Government in the form of Jobseeker and Jobkeeper payments;
- Reactionary purchases by the population due to the various Government restrictions such as work from home requirements and the closure of gymnasiums;
- The take-up of DIY projects;
- The desire by many to transform their homes into an oasis; and
- The spatial element of the large retail format sector (i.e. large car parks, large floorplates that automatically aid social distancing, the limited numbers of spacious internal shopping malls, and ease of access for *'click and collect'* and *'drive and collect'* services.

Demand assessment economists, Deep End Services, estimates the following approximate key industry metrics for both Australia and New South Wales for the year ending 30th June 2022:

Key Industry Metrics	Australia	New South Wales
Total retail sales	\$ 362.6 billion	\$ 115.5 billion
Large Format Retail percentage of total retail sales	25.5%	25.4%
Large Format Retail sales	\$ 92.4 billion	\$ 29.4 billion
Number of direct employees in Large Format Retail	199,144	60,196
Number of indirect employees in Large Format Retail	247,337	74,763
Total number of employees both directly and indirectly in Large Format Retail	446,481	134,959
Large Format Retail floor space	20,184,699 million square metres which equates to approximately 35% of all retail floor space	

The LFRA has also seen a broader trend in that there has been a rise in the take-up of floorspace within established homemaker centres by uses other than traditional Large Format Retail centre uses, these include:

- Allied medical/ health and wellness (dental, radiology, blood donation centres);
- Automotive sales and servicing (sales, servicing, tyres, car washes);
- Business premises (financial services, government agencies, training services); and
- Entertainment and recreation centres (play centres, bowling, climbing, gymnasiums);

Independent research commissioned by the LFRA indicated that over the last 5 years Queensland, Western Australia and Victoria have been the leaders in permitting non- traditional Large Format Retail uses within homemaker centres whereas NSW has been the worst performer. This trend is considered to be directly linked to the responsiveness of the States' respective planning and land use zoning regulations.

The effect of Victoria's commercial zoning evolution and reform over the last 20 years, and the fact that Victoria's *'Restricted Retail Premises'* definition has continuously evolved has meant that new entrants and business formats within the Large Format Retail sector have been recognised and supported.

Furthermore, the Australian Government Productivity Commission paper *‘Victoria’s Commercial Land Use Zoning – Productivity Reform Case Study’*, dated September 2020, specifically looked at whether perceived adverse impacts of an increase in out-of-centre-growth arising from the Victoria zone reforms has occurred, and it was found that they did not appear to have come about.

It was specifically noted that “...the adverse impacts of out-of-centre development are likely small. The broadening of commercial zones in Victoria enabled commercial activity that some stakeholders characterize as ‘out-of-centre developments’....as the Commission has previously argued, declines in activity centres often reflect changing consumer preferences, as so are not always a direct consequence of the out-of-centre development. Equally, locational competition can bring community benefits. Several reports on competition (such as the Competition Policy Review (2015) have found that, among other things, the impacts on competition between individual businesses, and proposed developments on the viability of existing businesses should be irrelevant for planning matters (harper et al. 2015;PC2011a). This is because planning and zoning laws can create barriers to business entry and/or restrict competition, leading to a lower variety or quality of goods and services. Adverse impacts from competition should only be considered when future planning is conducted, not when a development proposal is being considered.

A related concern is the availability of industrial land. In Melbourne, State Significant Industrial Precincts (SSIOs) are zoned IN3Z and IN2Z, where only limited retail activity is allowed. These sites are not a natural fit for core retail activity. There is a case for large format retail in industrial areas to the extent that it is established on vacant or underutilized industrial land (which generally meets the requirements for large format retail use), particularly in the industrial areas outside the SSIPs. In response to concerns about the availability of industrial land, the Victoria Department of Environment, Land, Water and Planning (DELWP) has indicated that it will review the range of uses permitted within industrial zones.

Overall, it is difficult to find clear evidence that out-of-centre developments have had adverse impacts that warrant regulatory restriction...”

This evidence therefore indicates that the broadening of uses within the new E3 Productivity Zone to include uses that are not traditionally permitted in Large Format Retail centres, (as noted above) is unlikely to give rise to significant impacts.

4. Response to the Proposed Employment Zones Reforms

Purpose of the Reform

In November 2017, DPE released the Retail Expert Advisory Committee (REAC) Report, which acknowledged the structural shift in the retail market and competition of 24-hour on-line trading with bricks and mortar retailers who have limited trading hours. One of the key recommendations made in the REAC Report to the NSW Government was to “...*Change the Standard Instrument Local Environmental Plan (SILEP)*...” in order to address the issue that the SILEP no longer effectively responds to the modern retail climate. To facilitate this change, the following measures were recommended:

- *“...The introduction of a broader zoning framework – this will involve a reconsideration and redrafting of the SILEP template for all business zones;*
- *Greater flexibility through increased mandated permissible uses within zones and across LGAs; and*
- *A review of standard definitions relating to retail...”*

In particular, the current business zones in the Standard Instrument were described as “...*dysfunctional*...” and a resulting recommendation was provided:

“...Broader and/or consolidated zones and more permissible uses within the zones will create less distinction between areas and uses, helping to promote flexibility and address the supply of sites suitable for retail use. Broader zones have been recommended by consecutive competition reviews as a means of breaking down barriers to entry...”

The subject Employment Zones Reform is an informed response to the findings of the REAC Report, describing the benefits of fewer and broader zones as follows:

- *“...A simpler approach to land use zones focused solely on land use and not the intensity of development;*
- *Genuinely incompatible uses are separated, but there is greater scope for complementary uses to develop and compete;*
- *A shift in focus from land uses to outcomes and impacts of development through planning guidance; and*
- *Open zones with fewer prohibitions provide for greater flexibility and will minimise the need for spot rezonings - which in turn reduces costs, time delays and uncertainty for businesses and the community...”*

As such, these should be the outcomes which are sought to be achieved by the Employment Zones Reform.

Similarly, the Employment Zones Reform Explanation of Intended Effect (EIE) dated May 2022 sets out the following objectives for the proposed Employment Zones Framework:

- *“...Provide greater certainty for the community, councils and the development industry*

- *Support councils' long-term strategic planning objectives*
- *Support businesses, industry and society to grow, respond and adapt as necessary*
- *Facilitate innovation and changes in business processes now and into the future..."*

The LFRA welcomes the implementation of these objectives and considers this to be a positive step towards improved legislation in the NSW planning system. However, the proposed changes to the Employment Zones are not a complete reflection of these objectives for the reasons identified in this submission.

This submission provides feedback on the proposed policy reforms from the perspective of the Large Format Retail industry; outlining the key concerns and recommendations moving forward in the finalisation of the proposed employment zones reform.

Provided in **'Attachment A'** is an audit carried out by Ethos Urban to analyse the translation of the existing B5 (Business Development), B6 (Enterprise Corridor), and B7 (Business Park) zones into the proposed E3 (Productivity Support) zones across all 128 LGAs in NSW. The purpose of this audit is to better understand the implications of the reforms from the perspective of the Large Format Retail industry and how each council has interpreted the proposed reforms. The submission provided herein has been based on the findings of this audit.

Mandated Permissible Uses

The LFRA welcomes the application of further mandated permissible uses across the land use tables in the E3 zone, in particular:

- Specialised Retail Premises;
- Neighbourhood shops;
- Business premises (including sub terms);
- Office premises;
- Takeaway food and drink premises;
- Garden centres;
- Landscaping material supplies;
- Markets; and
- Plant nurseries.

However, there is a need for this to be expanded as still not enough land uses have been mandated as permissible. To achieve the desired strategic planning and economic productivity outcomes, more land uses need to be mandated as permissible. This is evident by the number of Local Governments which have proactively elected to permit land uses well beyond the limited list of mandatory uses. An expanded list of mandated permissible uses will allow for better consistency of land use tables across the LGAs, allow for developments to more appropriately respond to market uptake, and allow for development proposals to be assessed on their merit. The potential for land use conflicts can be mitigated through planning approval mechanisms to allow for each proposed development to be assessed on its merits. As such, the LFRA recommends the expansion of mandated permissible uses to allow *'Food and Drink Premises'* as an all-encompassing group term to be mandated in the E3 zone. This will allow for the subsidiary land uses, such as shops, kiosks, food and drink premises, and hardware and building supplies to be mandated permissible in the E3 zone.

Loss of Food and Drink Premises Land Uses

In the process of translating the existing B5, B6, and B7 zones into E3 Productivity Support zones, there are land uses which are currently permissible, but which are proposed to be no longer permissible. As food and drink premises (including the land uses which fall under this group term) are not mandated in the E3 Productivity Support zone, not all Local Governments have implemented this group of land uses in the land use table. The examples set out in the table below are instances identified in Ethos Urban's LGA audit (see '**Attachment A1**') where food and drink premises (or a sub-category thereof) have been lost in the zone translation process.

Table 3: Proposed change in permissibility of food and drink premises in NSW LGAs

LEP	Change in permissibility
Ballina LEP 2012	Restaurants and cafes are no longer permissible when translating from B5 to E3
Bayside LEP 2021	Retail premises (including restaurants and cafes) are no longer permissible when translating from B5/B6 to E3 (except for Specialised Retail Premises and takeaway food and drink premises)
Fairfield LEP 2013	Retail premises (including restaurants and cafes) are no longer permissible when translating from B5/B6 to E3 (except for Specialised Retail Premises and takeaway food and drink premises)
Port Stephens LEP 2013	Restaurants and cafes are no longer permissible when translating from B7 to E3
Queanbeyan LEP 2012	Restaurants and cafes are no longer permissible when translating from B5 to E3
Ryde LEP 2014	Restaurants and cafes are no longer permissible when translating from B6/B7 to E3
Leichhardt LEP 2013	Food and drink premises are no longer permissible when translating from B7 to E3
Penrith LEP 2010	Cafes and restaurants are no longer permissible when translating from B5/B6/B7 to E3

This issue is of great concern to the LFRA and the NSW retail industry, because food and drink premises such as restaurant and cafes are highly complementary land uses to the Large Format Retail industry and are often co-located within retail developments (specifically relating to '*Specialised Retail Premises*', as defined). Consumer behaviour indicates that these premises are reliant on one another to succeed within a Large Format Retail precinct where Specialised Retail Premises will commonly exist.

Should the current food and drink premises in these locations no longer be permissible in the land use table for the E3 Productivity Support zone, the permissibility and future operations of these premises will be solely reliant on '*existing use rights*' pursuant to '*Section 4.66 of the Environmental Planning and Assessment Act 1979*' (EP&A Act).

For example, the Large Format Retail hub in Minchinbury falls within the Penrith LGA and is proposed to transition from the current B5 Business Development zone to the E3 Productivity Support zone. This part of Western Sydney is home to Large Format Retail operators such as Bunnings, Supercheap Auto, Reece Plumbing, and Swimart, all of which provide a shopping

experience supported by food and drink premises such as McDonalds, Snatch Café, BurgerQue, and Wild Bean Café. Under the proposed reforms, these food and drink premises will all require a reliance on a complicated site-specific provision to remain permissible. By contrast, food and drink premises located in the nearby shopping precinct of Blacktown Industrial Area (bounded by Sunnyholt Road and the Blacktown Richmond Railway) which will fall into the E3 zone, will be permissible under the E3 land use table. This example demonstrates that whilst both shopping precincts are proposed to be zoned E3 Productivity Support, the permissibility of food and drink premises in the Penrith LGA versus Blacktown LGA is inconsistent.

Similarly, the retail precinct located at Mascot town centre fronting Ricketty Street and Bourke Road is proposed to be transitioned from the current B5 and B7 zones into the E3 Productivity Support zones. Under the proposed land use table in Bayside LEP 2021, shoppers who are accessing Large Format Retail operators such as Access Hardware and Krost Business Furniture, will only be permitted to visit takeaway food and drink premises and will not be able to sit down at a restaurant to be served a coffee or a meal.

This inconsistency therefore creates further challenges from a development approval process and tenancy operations perspective, and ultimately hinders the ability for the retail industry to generate employment and support economic recovery. As such, the LFRA recommends the use and adoption of Standard Instrument Group Terms such as *'Food and Drink Premises'* as a mandated use in the E3 zone.

Reliance on Schedule 1 of the Standard Instrument Local Environmental Plan (SILEP)

To counter the potential detrimental impacts, as discussed above, arising from land uses being *'lost in translation'* in the reform process, DPE have proposed to introduce site-specific provisions in Schedule 1 of the Standard Instrument LEP to allow additional permitted uses on certain sites where needed.

Whilst this may be a mechanism to reduce the need for existing use rights, reliance on site-specific provisions to allow for additional permitted uses is an overly complicated and inefficient method to address an otherwise preventable and unintended effect of the reforms.

Firstly, this gives rise for the possibility of human error whereby not all land uses, and not all sites, are covered in the Schedule 1 provisions. Should a specific site or land use be missed, the onus would then fall onto a landowner or developer to potentially prepare planning proposals to allow for the relevant land use to be permissible.

Secondly, the process for DPE and local councils to review specific sites and land uses, and to methodically amend each relevant LEP in NSW would be a lengthy administration process, and likely result in delays to LEPs being finalised. The drafting of the Schedule 1 uses will need to be complicated and will need to make reference to specific lands or maps. This is antipathetic to the notion of the making of a simple and readily understandable land use planning system.

The ongoing use of Schedule 1 is maintaining the artificial and arbitrary division of land uses that has been criticised of the B5, B6 and B7 by the REAC report and other competition studies. The inconsistent application of land uses throughout the E3 zone is not consistent with the notion of simpler and broader zones. This can be readily addressed by the DPE through the use and

adoption of Standard Instrument Group Terms such as ‘Food and Drink Premises’ as a mandated use in the E3 zone.

Inconsistency with the Proposed Objectives of the E3 Productivity Support Zone

The mandated objectives of the E3 Productivity Support zone are proposed to be as follows:

1. *To provide a range of facilities and services, light industries, warehouses and offices;*
2. *To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres;*
3. *To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity;*
4. *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;*
5. *To provide opportunities for new and emerging light industries; and*
6. *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.*

Concern with Objective 1

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

This objective is considered problematic in that it fails to mention retail premises, in any form, as a land use to be provided for in the E3 zone. Retail developments, including Specialised Retail Premises, are major land uses in the current E5, E6, and E7 zones. The same approach should be applied in the proposed E3 zone to avoid the risk of future retail developments facing approval challenges on the basis of alleged inconsistency with the E3 zone objectives.

Concern with Objective 2

To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.

The LFRA has concern that Objective 2 may be incorrectly or inappropriately interpreted by councils.

It has long been held by the Courts that economic competition between individual trade competitors resulting from a proposed development is not a matter relevant to the economic impact of a proposed development but was a matter for market forces. In ‘*Fabcot Pty Ltd v Hawkesbury City Council (1997) 93 LGERA 373, Lloyd J*’ held that the correct criteria to be applied by a consent authority in assessing the economic impact of a development is not whether the proposed development will result in direct competition with another retailer but rather whether the proposed development will detrimentally impact upon services or a centre over which the community currently enjoys. His Honour said that the criteria for consideration of the economic

impact of a development is its effect ‘in the locality’. He referred to the case of ‘*Kentucky Fried Chicken Pty Ltd v Gantidis (1979) 140 CLR 675*’ where the High Court stated:

“...If the shopping facilities presently enjoyed by a community or planned for it in the future are put in jeopardy by some proposed development, whether that jeopardy be due to physical or financial causes, and if the resultant community detriment will not be made good by the proposed development itself, that appears to me to be a consideration proper to be taken into account as a matter of town planning. It does not cease to be so because the profitability of individual existing businesses are at one and the same time also threatened by the new competition afforded by that new development. However the mere threat of competition to existing businesses, if not accompanied by a prospect of a resultant overall adverse effect upon the extent and adequacy of facilities available to the local community if the development be proceeded with, will not be a relevant town planning consideration...”

The references to ‘competition’ with land-uses in a commercial centre are entirely at odds with long standing judicial authority about the role of planning system in limiting competing between private companies. It is also entirely at odds with findings from the ‘Harper Review’ and other Productivity Commission findings.

This objective should be removed entirely to avoid the risk of future retail developments facing approval challenges on the basis of alleged inconsistency with the E3 zone objectives.

Concern with Objective 3

To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.

Concern is raised in relation to Objective 3 whereby the words “...limiting certain retail and commercial activity...” are vague and do not specify the types of retail activity which are sought to be limited. This therefore creates a possible risk that in order to fulfil Objective 3, large format retail development (i.e. Specialised Retail Premises) should be limited in the E3 zone. This is not logical or consistent with the strategic intent of the E3 zone and fails to recognise that the E3 zone is intended to be an appropriate zone for retail land uses (as evidenced by the proposed land use tables). As such, the wording of Objective 3 should be modified to avoid the risk of future retail developments facing approval challenges on the basis of alleged inconsistency with the E3 zone objectives.

Concern with Objective 4

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

The LFRA has concern with this objective because the wording suggests that in order for a development to fulfil Objective 4, the proposed land use must be proven to be unsuited to locations in other employment zones. This wording is misleading and inappropriate, because a particular land use, for example a Specialised Retail Premises, can be suited to land in more than one zone. A lack of suitability for another employment zone should not be a criterion to determine whether a proposed land use is appropriate for the E3 zone.

As such, Objective 4 should be modified to avoid the risk of future retail developments facing approval challenges on the basis of alleged inconsistency with the E3 zone objectives.

Group Terms Versus Sub Terms

Concern is raised regarding the heavy use of sub terms in the proposed land use tables for the E3 zone. The land uses proposed to be permitted without consent, permitted with consent, and prohibited in each LGA should not be so specific as to interfere with market demand for particular land uses.

For example, in Penrith LEP 2010, cafes and restaurants are proposed to be prohibited in the E3 zone, whereas small bars are proposed to be permissible. Arguably, there is very little difference in environmental impact between these two land uses. By specifying the permissible or prohibited land uses to such a level of specificity, the zone fails to acknowledge the community and market demands for such land uses. Instead, the land use tables in each zone should adopt the appropriate group terms (e.g. food and drink premises, instead of café or restaurant) to allow for flexibility so that future developments may remain permissible but still respond to market demand.

The extent of group terms and sub terms can be reviewed in detail in the LGA audit provided in **'Attachment A'**.

Floor Space Caps

The LFRA objects to the imposition of floor space caps on commercial and retail land uses in certain LEPs, as set out in the table below.

Table 4: Floor space cap provisions

LEP	Floor space cap provision
Albury LEP 2010	<i>New Local Provision to maintain the centres hierarchy of Albury and to manage the amenity of the surrounding residential areas. The clause applies to Willowbank Rd, East Albury and sets a maximum floor area for specialised retail premises</i>
Bathurst Regional LEP 2014	<i>New Local Provision to set a maximum gross floor area of 400sqm for landscaping material supplies, local distribution premises, rural supplies, specialised retail premises, timber yards and vehicle sales and hire premises in the E1 Local Centre zone</i>
Fairfield LEP 2013	<i>New Local Provision - will ensure the scale of development and diversity of uses is considered for small centres. The provision will include a 10% of ground floor GFA cap on the following uses: amusement centres, function centres, garden centres, hardware & building supplies, local distribution centres, markets, medical centres, specialised retail premises, vehicle sales & hire premises, vehicle repair stations</i>
Orange LEP 2011	<i>One of the Local Provisions will limit the floor area of retail uses for smaller centres (previously zoned B1 Neighbourhood Centre)</i>
Tamworth Regional LEP 2010	<i>Clause 7.4A which limits the gross floor area of certain commercial uses to be extended to apply to E1 Local Centre, MU1 Mixed Use and E3 Productivity Support zones (as well as the E1)</i>

These impositions will restrict the development of the Large Format Retail industry and ultimately hinder the ability for the retail industry to generate employment and support economic recovery in local areas. As such, the LFRA requests that these proposed provisions be deleted.

5. Conclusion

The LFRA welcomes this opportunity to provide feedback on the reform of Employment Zones in NSW. Many of these reforms have been long overdue and have been recommended by Productivity Commission review of planning systems in NSW and throughout Australia.

As explained within this submission, the Large Format Retail sector faces many challenges when it comes to the supply of available land which is suitable for our members. Furthermore, like many industries, the retail sector has experienced enormous disruption over the last 5 years.

In response to the aims and objectives identified in the REAC Report and the Employment Zones Reform Explanation of Intended Effect (EIE), **Table 2 and 3** below provide an assessment of the extent to which these outcomes have been achieved by the proposed reforms.

Table 2: Performance of proposed reforms against objectives identified in REAC Report

Objective in REAC Report	LFRA's report card on success in the implementation in the proposed reforms	
<i>a simpler approach to land use zones focused solely on land use and not the intensity of development;</i>	X	The proposed amendments to the SILEP and the E3 zone will not simplify the zoning framework or the development process in the retail sector.
<i>genuinely incompatible uses are separated, but there is greater scope for complementary uses to develop and compete;</i>	X	Failure to translate the permissibility of the full suite of complementary land uses (such as food and drink premises into the E3 zone does not increase the scope for these uses to develop and compete.
<i>a shift in focus from land uses to outcomes and impacts of development through planning guidance;</i>	X	By limiting the extent of mandated permissible uses in the E3 zone, and by retaining the predominant use of group terms in the E3 land use table, the focus of the zone remains on land uses rather than outcomes and development impacts.
<i>open zones with fewer prohibitions provide for greater flexibility and will minimise the need for spot rezonings - which in turn reduces costs, time delays and uncertainty for businesses and the community.</i>	X	The proposed changes to the E3 zone fail to provide greater flexibility and in fact, will create an increased reliance on existing use rights, Schedule 1 additional permitted use provisions, or spot rezonings.

Table 3: Performance of proposed reforms against objectives identified in EIE

Objective in EIE	LFRA's report card on success in the implementation in the proposed reforms	
<i>provide greater certainty for the community, councils and the development industry</i>	X	By limiting the mandated permissible uses in the E3 zone, this fails to provide consistency of land use tables across LGAs and does not provide certainty for stakeholders.
<i>support councils' long-term strategic planning objectives</i>	✓	Can be achieved.
<i>support businesses, industry and society to grow, respond and adapt as necessary</i>	X	Prohibiting complementary land uses does not allow for growth or adaptation.
<i>facilitate innovation and changes in business processes now and into the future.</i>	X	Reliance on existing use rights or Schedule 1 additional permitted use provisions does not facilitate innovation or changes in business processes.

As identified above, the proposed Employment Zones Reform fails to adequately deliver on the majority of these intended outcomes. The recommendations provided in Section 6 below have been identified by the LFRA as a series of mechanisms through which the objectives of both the REAC Report and the EIE can be achieved.

6. Recommendations

In light of the above findings, the LFRA respectfully requests that the following changes be implemented prior to the finalisation of the Employment Zones Reform:

- Expand the list of mandated permissible uses in the E3 zone to allow market demand to determine the most appropriate land use for a particular site;
- Ensure consistency of permissibility in translating the land use tables for the B5, B6, and B7 zone to the E3 zone so that key land uses are not '*lost in translation*';
- Eliminate the need for permissible land uses to be retained via site-specific provisions in Schedule 1 for additional permitted uses;
- Adopt group terms rather than sub terms in the land use tables of the E3 zone;
- Modify the wording of Objectives 1 - 4 of the E3 zone to better reflect its strategic intent; and
- Removal of floor space cap provision from the proposed LEP wording amendments.

By adopting the above recommendations, we believe the Employment Zones Reform will deliver a broader, simpler, and more consistent framework for employment zones.






The LFRA would be happy to meet with DPE to discuss this submission and further detail and reinforce the critical importance to plan appropriately for the Large Format Retail sector.

Please contact the LFRA's Chief Executive Officer, Philippa Kelly on 03 9859 5000 or pkelly@lfra.com.au should you wish to discuss any aspect of this submission.

Attachment A: LGA audit of proposed E3 zone translations

The following audit has been carried out by Ethos Urban to analyse the translation of the existing B5 (Business Development), B6 (Enterprise Corridor), and B7 (Business Park) zones into the proposed E3 (Productivity Support) zones across all 128 Local Government Areas (LGAs) in NSW. The purpose of this audit is to better understand the implications of the reforms from the perspective of the Large Format Retail industry and how each council has interpreted the proposed reforms.

To assist in identifying the key land use terms of relevance throughout this audit, the following legend is provided:

	"Specialised retail premises"
	Trade supplies such as "landscaping material supplies", "garden centres", and the like
	"Food and drink premises" including "restaurants", "pubs", "small bars", and the like
	"Recreation areas" and "recreation facilities"
	"Office premises" and "business premises"

LGA: Albury City Council - Albury LEP 2010

Current zone	Future zone	Translation summary	Changes
<p>B5 Permitted with consent Centre-based child care facilities; Garden centres; Hardware and building supplies; Landscaping material supplies; Light industries; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Respite day care centres; Roads; Self-storage units; Sewage reticulation systems; Shop top housing; Specialised retail premises; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B5 Prohibited Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Heavy industrial storage establishments; Home occupations (sex services); Industrial training facilities; Industries; Marinas; Mooring pens; Open cut mining; Pond-based aquaculture; Research stations; Residential accommodation;</p>	<p>E3 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 Environmental protection works 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</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) with exceptions Willowbank Rd East Albury to be translated to E3 Productivity Support Nexus Industrial Precinct - Ettamogah is being deferred to be included in the Regional Jobs Precinct process Land use permissibility expanded consistent with intent of the reform New Local Provision to maintain the centres hierarchy of Albury and to manage the amenity of the surrounding residential areas. The clause applies to Willowbank Rd, East Albury and sets a maximum floor area for specialised retail premises New Local Provision to introduce considerations applying to mapped key sites zoned E4 General Industrial including noise and hours of operation and any other potential impacts on amenity of nearby residential sites. 	<p>B5 no longer permissible:</p> <ul style="list-style-type: none"> Retail premises <p>B5 new additional permitted uses:</p> <ul style="list-style-type: none"> Storage premises Service stations Cellar door premises Vehicle body repair workshops Animal boarding or training establishments Depots Industrial training facilities Pond-based aquaculture Research stations <p>B6 no longer permissible:</p> <ul style="list-style-type: none"> Nil <p>B6 new additional permitted uses:</p> <ul style="list-style-type: none"> Storage premises Animal boarding or training establishments Pond-based aquaculture; Research stations Vehicle body repair workshops

<p>Restricted premises; Rural industries; Service stations; Sewerage systems; Sex services premises; Storage premises; Tourist and visitor accommodation; Vehicle body repair workshops; Wharf or boating facilities</p>	<p>Plant nurseries</p> <p>Recreation facilities (indoor)</p> <p>Recreation facilities (major)</p> <p>Recreation facilities (outdoor)</p>		<p>B7 no longer permissible:</p> <ul style="list-style-type: none"> - Nil
<p>B6 Permitted with consent</p> <p>Business premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Roads; Self-storage units; Sewage reticulation systems; Shop top housing; 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</p> <p>B6 Prohibited</p> <p>Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Heavy industrial storage establishments; Home occupations (sex services); Industrial training facilities; Industries; Marinas; Mooring pens; Open cut</p>	<p>Research stations</p> <p>Respite day care centres</p> <p>Roads</p> <p>Rural supplies</p> <p>Service stations</p> <p>Sewage reticulation systems</p> <p>Shop top housing</p> <p>Small bars</p> <p>Specialised retail premises</p> <p>Storage premises</p> <p>Take away food and drink premises</p> <p>Tank-based aquaculture</p> <p>Timber yards</p> <p>Vehicle body repair workshops</p> <p>Vehicle repair stations</p> <p>Vehicle sales or hire premises</p> <p>Veterinary hospitals</p> <p>Warehouse or distribution centres</p> <p>Waste or resource management facilities</p> <p>Water recycling facilities</p> <p>Wholesale supplies</p> <p>Any other development not specified in item 2 or 4</p> <p>E3 Prohibited</p> <p>Agriculture</p> <p>Air transport facilities</p>		<p>B7 new additional permitted uses:</p> <ul style="list-style-type: none"> - Storage premises - Animal boarding or training establishments - Industrial training facilities - Pond-based aquaculture - Research stations - Waste or resource management facilities

<p>mining; Pond-based aquaculture; Research stations; Residential accommodation; Restricted premises; Retail premises; Rural industries; Sewerage systems; Sex services premises; Storage premises; Tourist and visitor accommodation; Vehicle body repair workshops; Wharf or boating facilities</p>			
<p>B7 Permitted with consent Centre-based child care facilities; Food and drink premises; Garden centres; Hardware and building supplies; Kiosks; Landscaping material supplies; Light industries; Markets; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Respite day care centres; Roads; Self-storage units; Shops; Tank-based aquaculture; Timber yards; Warehouse or distribution centres; Water recycling facilities; Any other development not specified in item 2 or 4</p> <p>B7 Prohibited Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Heavy industrial storage establishments; Home occupations (sex services); Industrial training facilities;</p>	<p>Airstrips Camping grounds Caravan parks Cemeteries Correctional centres Crematoria Eco-tourist facilities Electricity generating works Exhibition homes Exhibition villages Extractive industries Farm buildings Forestry Heavy industrial storage establishments Home occupations (sex services) Industries Marinas Mooring pens Open cut mining Residential accommodation Restricted premises Retail premises Rural industries Sewerage systems Sex services premises Tourist and visitor accommodation Wharf or boating facilities</p>		

Industries; Marinas; Mooring pens; Open cut mining; Pond-based aquaculture; Research stations; Residential accommodation; Restricted premises; Retail premises; Rural industries; Sex services premises; Sewerage systems; Storage premises; Tourist and visitor accommodation; Waste or resource management facilities; Wharf or boating facilities			
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--	--

LGA: Armadale Regional - Armidale Dumaresq LEP 2012

Current zone	Future zone	Translation summary	Changes
<p>B5 zone Permitted with Consent Centre-based child care facilities; Garden centres; Hardware and building supplies; Kiosks; Landscaping material supplies; Light industries; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Respite day care centres; Rural supplies; Self-storage units; Sewage reticulation systems; Specialised retail premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Waste or resource transfer stations; Water reticulation systems; Any other development not specified in item 2 or 4</p> <p>B5 zone Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition</p>	<p>E3 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 Goods repair and reuse premises Hardware and building supplies Heliports Home industries Hotel or motel accommodation Industrial retail outlets Industrial training facilities Information and education facilities Intensive plant agriculture Kiosks Landscaping material supplies Light industries Liquid fuel depots Local distribution premises Markets Mortuaries Neighbourhood shops Office premises</p>	<ul style="list-style-type: none"> Please note that there is a Comprehensive Local Environmental Plan that has yet to be finalised applying to this LGA. The translation detail as mapped in the spatial viewer is based on the in force Local Environmental Plans not the proposed Local Environmental Plan. This means that some sites identified to be rezoned under the proposed Local Environmental Plan may not be reflected in this translation detail Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) with one exception All land currently zoned IN2 Light Industrial is proposed to be zoned E3 Productivity Support Land use permissibility expanded consistent with intent of the reform Objectives amended to reflect strategic intent of zones with some changes to local objectives 	<p>B5 no longer permissible:</p> <ul style="list-style-type: none"> Dairy (pasture-based) Heavy industries <p>B5 new additional permitted uses:</p> <ul style="list-style-type: none"> Storage premises Function centres Wholesale supplies Animal boarding or training establishments Boat building and repair facilities Crematoria Depots Electricity generating works Helipads Highway service centres Industries Information and education facilities Mortuaries Places of public worship Pond-based aquaculture Research stations Restricted premises Rural industries Sewerage systems Sex services premises Transport depots Truck depots

<p>villages; Extractive industries; Farm buildings; Forestry; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home-based child care; Home businesses; Home industries; Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Places of public worship; Pond-based aquaculture; ; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Veterinary hospitals; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies</p> <p>B7 Permitted with consent Centre-based child care facilities; Garden centres; Hardware and building supplies; Kiosks; Light industries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Sewage reticulation systems; Take away food and drink premises; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p>	<p>Oyster aquaculture Passenger transport facilities Places of public worship Plant nurseries Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Rural supplies Self-storage units Service stations Sewage reticulation systems Specialised retail premises Storage premises Take away food and drink premises Tank-based aquaculture Timber yards Vehicle body repair workshops Vehicle repair stations Vehicle sales or hire premises Veterinary hospitals Warehouse or distribution centres Waste or resource transfer stations Water recycling facilities Wholesale supplies Any other development not specified in item 2 or 4</p> <p>E3 Prohibited Agriculture Air transport facilities</p>	<ul style="list-style-type: none"> - Veterinary hospitals - Waste or resource management facilities - Water supply systems <p>B7 no longer permissible:</p> <ul style="list-style-type: none"> - Dairy (pasture-based) - Heavy industries <p>B7 new additional permitted uses:</p> <ul style="list-style-type: none"> - Storage premises - Industries - Function centres - Highway service centres - Industrial retail outlets - Truck depots - Vehicle body repair workshops - Vehicle repair stations - Animal boarding or training establishments - Boat building and repair facilities - Crematoria - Depots - Freight transport facilities - Mortuaries - Places of public worship - Pond-based aquaculture - Restricted premises - Rural industries - Service stations - Sewerage systems - Sex services premises - Transport depots - Waste or resource management
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>B7 Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Highway service centres; Home-based child care; Home businesses; Industrial retail outlets; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Places of public worship; Pond-based aquaculture; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Restricted premises; Rural industries; Service stations; Sewerage systems; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Waste or resource management facilities; Water recreation</p>	<p>Airstrips Amusement centres Boat launching ramps Boat sheds Camping grounds Caravan parks Cemeteries Charter and tourism boating facilities Commercial premises Correctional centres Dairy (pasture-based) Eco-tourist facilities Entertainment facilities Environmental facilities Exhibition homes Exhibition villages Extractive industries Farm buildings Forestry Heavy industrial storage establishments Heavy industries Home businesses Home-based child care Jetties Marinas Mooring pens Moorings Open cut mining Registered clubs Residential accommodation Tourist and visitor accommodation Water recreation structures</p>		<p>facilities</p> <ul style="list-style-type: none"> - Water treatment facilities - Wholesale supplies
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--------------------------------------------------------------------------------------------------------------------------------

structures; Water treatment facilities; Wharf or boating facilities; Wholesale supplies	Wharf or boating facilities		
-----------------------------------------------------------------------------------------	-----------------------------	--	--

LGA: Armadale Regional - Guyra LEP 2012

Current zone	Future zone	Translation summary	Changes
<p>B6 zone Permitted with Consent Business premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Shop top housing; Tank-based aquaculture; Warehouse or distribution centres; Water reticulation systems; Any other development not specified in item 2 or 4</p> <p>B6 zone Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Backpackers' accommodation; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Centre-based child care facilities; Correctional centres; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation;</p>	<p>E3 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 Goods repair and reuse premises Hardware and building supplies Heliports Home industries Hotel or motel accommodation Industrial retail outlets Industrial training facilities Information and education facilities Intensive plant agriculture Kiosks Landscaping material supplies Light industries Liquid fuel depots Local distribution premises Markets Mortuaries Neighbourhood shops Office premises</p>	<ul style="list-style-type: none"> Please note that there is a Comprehensive Local Environmental Plan that has yet to be finalised applying to this LGA. The translation detail as mapped in the spatial viewer is based on the in force Local Environmental Plans not the proposed Local Environmental Plan. This means that some sites identified to be rezoned under the proposed Local Environmental Plan may not be reflected in this translation detail Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) with one exception All land currently zoned IN2 Light Industrial is proposed to be zoned E3 Productivity Support Land use permissibility expanded consistent with intent of the reform Objectives amended to reflect strategic intent of zones with some changes to local objectives 	<p>B6 no longer permissible:</p> <ul style="list-style-type: none"> - Caravan parks - Commercial premises - Dairy (pasture-based) - Heavy industries - Home businesses - Home-based childcare - Tourist and visitor accommodation <p>B6 new additional permitted uses:</p> <ul style="list-style-type: none"> - Industries - Kiosks - Shops - Storage premises - Animal boarding or training establishments - Centre-based childcare facilities - Backpackers' accommodation - Biosolids treatment facilities - Boat building and repair facilities - Car parks - Cellar door premises - Depots - Electricity generating works - Farm stay accommodation - Freight transport facilities - Helipads - Industrial training facilities - Places of public worship

Current zone	Future zone	Translation summary	Changes
<p>Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Industrial training facilities; Industries; Jetties; Kiosks; Marinas; Mooring pens; Moorings; Open cut mining; Places of public worship; Pond-based aquaculture Pubs; ; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Respite day care centres; Restricted premises; Resource recovery facilities; Roadside stalls; Rural industries; Sewage treatment plants; Sex services premises; Shops; Storage premises; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies</p>	<p>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 Self-storage units Service stations Sewage reticulation systems Specialised retail premises Storage premises Take away food and drink premises Tank-based aquaculture Timber yards Vehicle body repair workshops Vehicle repair stations Vehicle sales or hire premises Veterinary hospitals Warehouse or distribution centres Waste or resource transfer stations Water recycling facilities Wholesale supplies Any other development not specified in item 2 or 4</p> <p>E3 Prohibited</p>		<ul style="list-style-type: none"> - Pond-based aquaculture - Pubs - Research stations - Respite day care centres - Restricted premises - Resource recovery facilities - Roadside stalls - Rural industries - Sewage treatment plants - Sex services premises - Timber yards - Transport depots - Truck depots - Vehicle body repair workshops - Vehicle repair stations - Veterinary hospitals - Waste disposal facilities - Water recycling facilities - Water supply systems - Wholesale supplies

Current zone	Future zone	Translation summary	Changes
	Agriculture Air transport facilities Airstrips Amusement centres Boat launching ramps Boat sheds Camping grounds Caravan parks Cemeteries Charter and tourism boating facilities Commercial premises Correctional centres Dairy (pasture-based) Eco-tourist facilities Entertainment facilities Environmental facilities Exhibition homes Exhibition villages Extractive industries Farm buildings Forestry Heavy industrial storage establishments Heavy industries Home businesses Home-based child care Jetties Marinas Mooring pens Moorings Open cut mining Recreation areas		

Current zone	Future zone	Translation summary	Changes
	Registered clubs Residential accommodation Tourist and visitor accommodation Water recreation structures Wharf or boating facilities		

LGA: Ballina - Ballina LEP 2012

Current zone	Future zone	Translation summary	Changes
<p>B5 zone Permitted with Consent Centre-based child care facilities; Garden centres; Hardware and building supplies; Kiosks; Landscaping material supplies; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Restaurants or cafes; Roads; Signage; Specialised retail premises; Take away food and drink premises; Tank-based aquaculture; Warehouse or distribution centres</p> <p>B5 zone Prohibited Pond-based aquaculture; Any other development not specified in item 2 or 3</p>	<p>E3 Permitted with consent Animal boarding or training establishments Boat building and repair facilities Boat launching ramps Building identification signs Business identification signs Business premises Car parks Centre-based child care facilities Community facilities Depots Flood mitigation works Food and drink premises Function centres Garden centres Hardware and building supplies Home businesses Home industries Hotel or motel accommodation Industrial retail outlets Industrial training facilities Information and education facilities Jetties Kiosks Landscaping material supplies Light industries Local distribution premises Markets</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) Land use permissibility expanded consistent with intent of the reform Objectives amended to reflect strategic intent of zones with some changes to local objectives New Schedule 1 Additional Permitted Uses (APU) - permits tourist and visitor accommodation in the Alstonville and Lennox Head E1 Local Centre zone 	<p>B5 no longer permissible:</p> <ul style="list-style-type: none"> Restaurants or cafes <p>B5 new additional permitted uses:</p> <ul style="list-style-type: none"> Food and drink premises Business premises Industrial retail outlets Neighbourhood shops Office premises Light industries Local distribution premises Storage premises Animal boarding or training establishments Boat building and repair facilities Boat launching ramps Building identification signs Business identification signs Car parks Community facilities Depots Flood mitigation works Function centres Home businesses Home industries Hotel or motel accommodation Industrial training facilities Information and education facilities
<p>B6 Permitted with consent Boat launching ramps; Business premises; Car parks; Centre-based child care facilities; Community facilities; Depots; Environmental protection works; Flood mitigation works; Food and drink premises; Function centres; Garden centres; Hardware and building supplies; Home businesses; Hotel or motel accommodation; Industrial retail outlets;</p>			

<p>Industrial training facilities; Information and education facilities; Jetties; Landscaping material supplies; Light industries; Markets; Mortuaries; Office premises; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Public administration buildings; Recreation facilities (indoor); Registered clubs; Research stations; Respite day care centres; Roads; Rural supplies; Service stations; Sewerage systems; Shop top housing; Signage; Tank-based aquaculture; Timber yards; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Water supply systems; Wholesale supplies</p> <p>B6 Prohibited Pond-based aquaculture; Any other development not specified in item 2 or 3</p>	<p>Mortuaries Neighbourhood shops Office premises Oyster aquaculture Passenger transport facilities Places of public worship Plant nurseries Public administration buildings Recreation areas Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Registered clubs Research stations Respite day care centres Roads Rural supplies Service stations Sewerage systems Shop top housing Signage Specialised retail premises Storage premises Take away food and drink premises Tank-based aquaculture Timber yards Vehicle body repair workshops Vehicle repair stations Vehicle sales or hire premises Veterinary hospitals Warehouse or distribution centres Water supply systems Wholesale supplies</p>		<ul style="list-style-type: none"> - Jetties - Markets - Mortuaries - Places of public worship - Plant nurseries - Public administration buildings - Recreation areas - Recreation facilities (indoor) - Recreation facilities (major) - Recreation facilities (outdoor) - Registered clubs - Research stations - Rural supplies - Service stations - Sewerage systems - Shop top housing - Timber yards - Vehicle body repair workshops - Vehicle repair stations - Vehicle sales or hire premises - Veterinary hospitals - Water supply systems - Wholesale supplies <p>B6 no longer permissible:</p> <ul style="list-style-type: none"> - Environmental protection works <p>B6 new additional permitted uses:</p> <ul style="list-style-type: none"> - Kiosks - Local distribution premises - Neighbourhood shops - Specialised retail premises - Storage premises - Take away food and drink
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	<p>E3 Prohibited Any other development not specified in item 2 or 3</p>		<p>premises</p> <ul style="list-style-type: none"> - Animal boarding or training establishments - Boat building and repair facilities - Home industries - Places of public worship - Recreation areas - Recreation facilities (major) - Recreation facilities (outdoor) - Vehicle body repair workshops
--	------------------------------------------------------------------------------------	--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

LGA: Balranald - Balranald LEP 2010

No B5, B6, B7 Zones

LGA: Bathurst Regional - Bathurst Regional LEP 2014

Current zone	Future zone	Translation summary	Changes
<p>B5 Permitted with Consent Cellar door premises; Centre-based child care facilities; Food and drink premises; Garden centres; Hardware and building supplies; Kiosks; Landscaping material supplies; Light industries; Markets; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Respite day care centres; Roadside stalls; Rural supplies; Secondary dwellings; Shop top housing; Specialised retail 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</p> <p>B5 Prohibited Camping grounds; Caravan parks; Cemeteries; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Forestry; Freight transport facilities; Heavy industrial storage establishments; Home occupations (sex services); Industries; Intensive livestock agriculture; Open cut mining; Pond-based aquaculture; Residential</p>	<p>E3 Permitted with consent Animal boarding or training establishments Boat building and repair facilities Building identification signs Business identification signs Business premises Cellar door premises Centre-based child care facilities Community facilities Depots Food and drink premises Function centres Garden centres Hardware and building supplies Home industries Hotel or motel accommodation Industrial retail outlets Industrial training facilities Information and education facilities Kiosks Landscaping material supplies Light industries Local distribution premises Markets Mortuaries Neighbourhood shops Office premises Oyster aquaculture</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) Land use permissibility expanded consistent with intent of the reform Objectives amended to reflect strategic intent of zones with some minor changes to local objectives New Local Provision to set a maximum gross floor area of 400sqm for landscaping material supplies, local distribution premises, rural supplies, specialised retail premises, timber yards and vehicle sales and hire premises in the E1 Local Centre zone 	<p>B5 no longer permissible:</p> <ul style="list-style-type: none"> - Nil <p>B5 new additional permitted uses:</p> <ul style="list-style-type: none"> - Nil

<p>accommodation; Retail premises; Rural industries; Sex services premises; Transport depots</p>	<p> Passenger transport facilities Places of public worship Plant nurseries Recreation areas Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Roadside stalls Rural supplies Secondary dwellings Service stations Shop top housing Specialised retail premises Storage premises Take away food and drink premises Tank-based aquaculture Timber yards Vehicle body repair workshops Vehicle repair stations Vehicle sales or hire premises Veterinary hospitals Warehouse or distribution centres Wholesale supplies Any other development not specified in item 2 or 4 E3 Prohibited Camping grounds Caravan parks Cemeteries Eco-tourist facilities </p>		
--------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	<p>Electricity generating works</p> <p>Exhibition homes</p> <p>Exhibition villages</p> <p>Extractive industries</p> <p>Forestry</p> <p>Freight transport facilities</p> <p>Heavy industrial storage establishments</p> <p>Home occupations (sex services)</p> <p>Industries</p> <p>Intensive livestock agriculture</p> <p>Open cut mining</p> <p>Pond-based aquaculture</p> <p>Residential accommodation</p> <p>Retail premises</p> <p>Rural industries</p> <p>Sex services premises</p> <p>Transport depots</p>		
--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

LGA: Bayside - Bayside LEP 2021

Current zone	Future zone	Translation summary	Changes
<p>B5 Permitted with Consent Centre-based child care facilities; Food and drink premises; Garden centres; Hardware and building supplies; High technology industries; Landscaping material supplies; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Roads; Specialised retail premises; Tank-based aquaculture; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B5 Prohibited Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads;</p>	<p>E3 Permitted with consent Animal boarding or training establishments Boat building and repair facilities Business premises Centre-based child care facilities Community facilities Depots Function centres Garden centres Hardware and building supplies Home businesses Home industries 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</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) Land use permissibility expanded consistent with intent of the reform More specific land use changes in zones with a move towards targeting specific sites or zones through Additional Permitted Uses Objectives amended to reflect strategic intent of zones with some changes to local objectives New Schedule 1 Additional Permitted Uses (APU) - 32 Bay Street, Rockdale - permit registered clubs New Schedule 1 Additional Permitted Uses (APU) - to permit the continuation of permissibility across land currently zoned B2 Local Centre and B5 Business Development within the Mascot Strategic Centre Design Excellence Area, in acknowledgement of potential future uses, while prohibiting the use elsewhere in Zones E1 Local Centre and E3 Productivity Support New Schedule 1 Additional Permitted Uses (APU) - 471 Princes Highway, Rockdale - to permit restricted premises 	<p>B5 No longer Permissible:</p> <ul style="list-style-type: none"> Advertising structures Entertainment facilities Registered clubs Tourist and visitor accommodation <p>B5 Newly Permissible:</p> <ul style="list-style-type: none"> Industrial retail outlets Storage premises Animal boarding or training establishments Boat building and repair facilities Depots Industrial training facilities Pond-based aquaculture Recreation facilities (major) Recreation facilities (outdoor) Research stations Vehicle body repair workshops Vehicle repair stations Veterinary hospitals Waste disposal facilities Wholesale supplies <p>B6 No longer Permissible:</p> <ul style="list-style-type: none"> Advertising structures Biosolids treatment facilities Boat sheds Crematoria

<p>Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture; Port facilities; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Retail premises; Rural industries; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies</p>	<p>Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Roads 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</p>	<ul style="list-style-type: none"> • New Schedule 1 Additional Permitted Uses (APU) - 17 The Seven Ways, Rockdale - to permit sex services • New Schedule 1 Additional Permitted Uses (APU) - for mapped land currently zoned B5 Business Development and B7 Business Park - permit waste or resource transfer stations • New Schedule 1 Additional Permitted Uses (APU) - 55 Kent Road, Mascot and 293 Coward Street, Mascot - permit restaurants or cafes • New Schedule 1 Additional Permitted Uses (APU) - for newly mapped land currently zoned IN2 Light Industrial - to permit recreation facilities (indoor) • New Schedule 1 Additional Permitted Uses (APU) - at 12 Production Avenue and 13 Production Avenue, Kogarah - to permit restricted premises • 	<ul style="list-style-type: none"> - Electricity generating works - Environmental facilities - Environmental protection works - Freight transport facilities - Helipads - Highway service centres - Jetties - Marinas - Mooring pens - Moorings - Mortuaries - Port facilities - Transport depots - Truck depots - Water recycling facilities - Water supply systems <p>B6 Newly Permissible:</p> <ul style="list-style-type: none"> - Centre-based child care facilities - Function centres - General Industries - Pond-based aquaculture - Respite day care centres <p>B7 No longer Permissible:</p> <ul style="list-style-type: none"> - Home businesses <p>B7 Newly Permissible:</p> <ul style="list-style-type: none"> - Animal boarding or training establishments - Depots - Industrial training facilities - Pond-based aquaculture - Recreation facilities (major)
<p>B6 Permitted with consent Animal boarding or training establishments; Business premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Kiosks; Landscaping material supplies; Light industries; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Pubs; Roads; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or</p>	<p>E3 Prohibited Advertising structures Agriculture Air transport facilities Airstrips Amusement centres Biosolids treatment facilities Boat launching ramps Boat sheds Camping grounds</p>		

<p>hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B6 Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat launching ramps; Camping grounds; Caravan parks; Centre-based child care facilities; Correctional centres; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; General Industries; Heavy industrial storage establishments; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industries; Open cut mining; Pond-based aquaculture; Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Retail premises; Rural industries; Sex services premises; Tourist and visitor accommodation; Waste or resource management facilities; Water recreation structures; Wharf or boating facilities</p>	<p>Caravan parks Cemeteries Charter and tourism boating facilities Correctional centres Crematoria Eco-tourist facilities Electricity generating works Entertainment facilities Environmental facilities Environmental protection works Exhibition homes Exhibition villages Extractive industries Farm buildings Forestry Freight transport facilities Heavy industrial storage establishments Helipads Highway service centres Home-based child care Home businesses Home occupations (sex services) Industries Jetties Marinas Mooring pens Moorings Mortuaries Open cut mining Port facilities Registered clubs Residential accommodation Resource recovery facilities</p>		<ul style="list-style-type: none"> - Recreation facilities (outdoor) - Research stations - Vehicle body repair workshops - Vehicle repair stations
<p>B7 Permitted with consent Centre-based child care facilities; Food and drink premises; Garden centres; Hardware and building supplies; Light industries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport</p>			

<p>facilities; Respite day care centres; Roads; Tank-based aquaculture; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B7 Prohibited</p> <p>Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home-based child care; Home occupations (sex services); Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture; Port facilities; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Retail</p>	<p>Restricted premises Retail premises Rural industries Sewage treatment plants Sex services premises Tourist and visitor accommodation Transport depots Truck depots Waste or resource management facilities Water recreation structures Water recycling facilities Water supply systems Wharf or boating facilities</p>		
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

premises; Rural industries; Sewage treatment plants; Sex services premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities			
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--	--

LGA: Bega Valley - Bega Valley LEP 2013

Current zone	Future zone	Translation summary	Changes
<p>B5 Permitted with consent Agricultural produce industries; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Educational establishments; Function centres; Garden centres; Hardware and building supplies; Highway service centres; Hotel or motel accommodation; Information and education facilities; Landscaping material supplies; Light industries; Oyster aquaculture; Passenger transport facilities; Public administration buildings; Recreation facilities (indoor); Research stations; Respite day care centres; Restricted premises; Roads; Service stations; Sewerage systems; Specialised retail premises; Storage premises; Tank-based aquaculture; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Warehouse or distribution centres; Water supply systems</p> <p>B5 Prohibited Pond-based aquaculture; Any other development not specified in item 2 or 3</p>	<p>E3 Permitted with consent Agricultural produce industries Animal boarding or training establishments Boat building and repair facilities Boat launching ramps Boat sheds Building identification signs Business identification signs Business premises Car parks Centre-based child care facilities Community facilities Crematoria Depots Educational establishments Environmental facilities Food and drink premises Function centres Garden centres Hardware and building supplies Highway service centres Home industries Hotel or motel accommodation Industrial retail outlets Industrial training facilities Information and education facilities Freight transport facility Jetties</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) with exceptions Land currently zoned B2 Local Centre in Bega (Auckland Street, Gipps Street, Zingel Place, Carp Street, Canning Street, Church Street, Jauncey Lane, Bega Street, Hill Street, Peden Street and Carp Street Bega) proposed to be zoned E2 Commercial Centre Land currently zoned B2 Local Centre in Merimbula (Market Street, Beach Street, Alice Street, Merimbula Drive, Main Street and Sapphire Coast Drive, Merimbula) proposed to be zoned E2 Commercial Centre Land currently zoned B2 Local Centre in Tura Beach Drive and Golf Circuit proposed to be zoned E2 Commercial Centre Land currently zoned B2 Local Centre in Bermagui (Young Street Bermagui Lot 42 DP1190233) proposed to be zoned MU1 Mixed Use Land currently zoned IN1 General Industrial (refer map) at Eden proposed to be zoned E3 Productivity Support Land currently zoned IN2 Light Industrial - (Boundary Road and Corkhill 	<p>B5 No longer Permissible:</p> <ul style="list-style-type: none"> Nil <p>B5 Newly Permissible:</p> <ul style="list-style-type: none"> Food and drink premises Industrial retail outlets Kiosks Local distribution premises Shops Take away food and drink premises Markets Medical centres Office premises Neighbourhood shops Animal boarding or training establishments Boat building and repair facilities Boat launching ramps Boat sheds Business premises Car parks Crematoria Depots Environmental facilities Home industries Industrial training facilities Freight transport facility Jetties Marinas

<p>Kiosks</p> <p>Landscaping material supplies</p> <p>Light industries</p> <p>Local distribution premises</p> <p>Marinas</p> <p>Markets</p> <p>Medical centres</p> <p>Mortuaries</p> <p>Neighbourhood shops</p> <p>Office premises</p> <p>Oyster aquaculture</p> <p>Passenger transport facilities</p> <p>Places of public worship</p> <p>Plant nurseries</p> <p>Pond-based aquaculture</p> <p>Public administration buildings</p> <p>Recreation areas</p> <p>Recreation facilities (indoor)</p> <p>Recreation facilities (major)</p> <p>Recreation facilities (outdoor)</p> <p>Research stations</p> <p>Resource recovery facilities</p> <p>Respite day care centres</p> <p>Restricted premises</p> <p>Roads</p> <p>Rural supplies</p> <p>Service stations</p> <p>Sewerage systems</p> <p>Shops</p> <p>Specialised retail premises</p> <p>Storage premises</p> <p>Take away food and drink premises</p> <p>Tank-based aquaculture</p>	<p>Place Bega) and Existing IN1 General Industrial (Boundary Road Bega) proposed to be zoned E3 Productivity Support</p> <ul style="list-style-type: none"> Land currently zoned IN1 General Industrial (Edrom Rd, Eden) proposed to be zoned E5 Heavy Industrial Land use permissibility expanded consistent with intent of the reform Objectives amended to reflect strategic intent of zones with some minor changes to local objectives New Schedule 1 Additional Permitted Uses (APU) - 19 Wirruga Street, Eden - to permit general industries and residential accommodation with consent New Schedule 1 Additional Permitted Uses (APU) - North Bega and South Bega - to permit specialised retail premises with consent New Schedule 1 Additional Permitted Uses (APU) - Eden Snug Cove, Eden Wharf - to permit tourist and Visitor accommodation above ground level with consent 	<ul style="list-style-type: none"> Mortuaries Places of public worship Plant nurseries Pond-based aquaculture Recreation areas Recreation facilities (major) Recreation facilities (outdoor) Resource recovery facilities Rural supplies Timber yards Truck depots Veterinary hospitals Wharf or boating facilities Wholesale supplies
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	<p>Timber yards Transport depots Truck depots Vehicle body repair workshops Vehicle repair stations Vehicle sales or hire premises Veterinary hospitals Warehouse or distribution centres Water supply systems Wharf or boating facilities Wholesale supplies</p> <p>E3 Prohibited Any other development not specified in item 2 or 3</p>		
--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

LGA: Bellingén - Bellingén LEP 2010

NO B5/B6/B7 ZONES



LGA: Berrigan - Berrigan LEP 2013

NO B5/B6/B7 ZONES

LGA: Blacktown - Blacktown LEP 2015

Current Zone	Future Zone	Translation summary	Changes
<p>B5 Permitted with consent Building identification signs; Business identification signs; Centre-based child care facilities; Food and drink premises; Funeral homes; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Kiosks; Landscaping material supplies; Light industries; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Respite day care centres; Roads; Rural supplies; Specialised retail premises; Tank-based aquaculture; Vehicle sales or hire premises; Warehouse or distribution centres; Water reticulation systems; Any other development not specified in item 2 or 4</p> <p>B5 Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Camping grounds; Caravan parks; Cemeteries; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive</p>	<p>E3 Permitted with consent Animal boarding or training establishments Bee keeping Boat building and repair facilities Building identification signs Business identification signs Business premises Centre-based child care facilities Community facilities Depots Food and drink premises Function centres Garden centres Hardware and building supplies Home industries Hotel or motel accommodation Industrial retail outlets Industrial training facilities Information and education facilities Kiosks Landscaping material supplies Light industries Local distribution premises Markets Mortuaries Neighbourhood shops Office premises Oyster aquaculture Passenger transport facilities</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) with exceptions Land at Rooty Hill currently zoned B2 Local Centre proposed to be zoned MU1 Mixed Use Land at Doonside currently zoned B2 Local Centre proposed to be zoned MU1 Mixed Use Land use permissibility expanded consistent with intent of the reform Objectives amended to reflect strategic intent of zones with some changes to local objectives 	<p>B5 No longer Permissible:</p> <ul style="list-style-type: none"> Boat launching ramps Boat sheds Charter and tourism boating facilities Jetties Mooring pens Moorings <p>B5 Newly Permissible:</p> <ul style="list-style-type: none"> Animal boarding or training establishments Boat building and repair facilities Depots Home-based child care Home industries Information and education facilities Pond-based aquaculture Recreation facilities (major) <p>B7 No longer Permissible:</p> <ul style="list-style-type: none"> Biosolids treatment facilities Crematoria Helipads Resource recovery facilities Sewage treatment plants Waste disposal facilities Water recycling facilities

<p>industries; Farm buildings; Forestry; Heavy industrial storage establishments; Helipads; Highway service centres; Home-based child care; Home businesses; Home industries; Home occupations; Home occupations (sex services); Industries; Information and education facilities; Marinas; Mortuaries; Open cut mining; Pond-based aquaculture; Recreation facilities (major); Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Sewage treatment plants; Sex services premises; Signage; Tourist and visitor accommodation; Transport depots; Truck depots; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities</p>	<p>Places of public worship Plant nurseries Recreation areas Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Roads Rural supplies 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 Water reticulation systems Wholesale supplies Any other development not specified in item 2 or 4</p>		<p>B7 Newly Permissible:</p> <ul style="list-style-type: none"> - Animal boarding or training establishments - Boat building and repair facilities - Depots - Home-based child care - Industrial training facilities - Pond-based aquaculture - Recreation facilities (major) - Storage premises - Vehicle body repair workshops - Vehicle repair stations - Wholesale supplies
<p>B7 Permitted with consent Building identification signs; Business identification signs; Centre-based child care facilities; Food and drink premises; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Light industries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Roads; Tank-based aquaculture; Vehicle sales or hire premises; Warehouse or distribution centres; Water reticulation systems; Any other development not specified in item 2 or 4</p>	<p>E3 Prohibited Agriculture Air transport facilities Airstrips Amusement centres Biosolids treatment facilities Boat launching ramps</p>		

<p>B7 Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture; Recreation facilities (major); Residential accommodation; Restricted premises; Rural industries; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies</p>	<p>Boat sheds Camping grounds Caravan parks Cemeteries Charter and tourism boating facilities Commercial premises Correctional centres Crematoria Eco-tourist facilities Electricity generating works Entertainment facilities Exhibition homes Exhibition villages Extractive industries Farm buildings Forestry Freight transport facilities Heavy industrial storage establishments Helipads Highway service centres Home businesses Home occupations Home occupations (sex services) Home-based child care Industries Jetties Marinas Mooring pens Moorings Open cut mining Residential accommodation Resource recovery facilities Restricted premises</p>		
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	<p>Rural industries</p> <p>Sewage treatment plants</p> <p>Sex services premises</p> <p>Signage</p> <p>Tourist and visitor accommodation</p> <p>Transport depots</p> <p>Truck depots</p> <p>Waste disposal facilities</p> <p>Water recreation structures</p> <p>Water recycling facilities</p> <p>Water supply systems</p> <p>Wharf or boating facilities</p>		
--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

LGA: Bland - Bland LEP 2011

Current Zone	Future Zone	Translation summary	Changes
<p>B5 Permitted with consent Centre-based child care facilities; Garden centres; Hardware and building supplies; Landscaping material supplies; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Shop top housing; Specialised retail premises; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B5 Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Cellar door premises; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Home-based child care; Home businesses; Home occupations (sex services); Industrial training facilities; Industries; Jetties; Marinas;</p>	<p>E3 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 Home industries 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</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) with exceptions Lots 1334, 1077, 1076 & 1075 DP753135 (and the rest of the IN2 Light Industrial area) proposed to be E3 Productivity Support Land use permissibility expanded consistent with intent of the reform Objectives amended to reflect strategic intent of zones with some changes to local objectives 	<p>B5 No longer Permissible:</p> <ul style="list-style-type: none"> Nil <p>B5 Newly Permissible:</p> <ul style="list-style-type: none"> Animal boarding or training establishments Boat building and repair facilities Function centres Home-based child care Home businesses Industrial training facilities Pond-based aquaculture Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor); Vehicle body repair workshops; <p>B6 No longer Permissible:</p> <ul style="list-style-type: none"> Amusement centres Caravan parks Registered clubs Sex services premises Tourist and visitor accommodation Water recreation structures <p>B6 Newly Permissible:</p> <ul style="list-style-type: none"> Animal boarding or training establishments Bed and Breakfast accommodation Boat building and repair facilities

<p>Markets; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Resource recovery facilities; Roadside stalls; Rural industries; Sewage treatment plants; Sex services premises; Shops; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water treatment facilities; Wharf or boating facilities</p>	<p>Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Rural supplies Service stations Shop top housing Specialised retail premises Storage premises Take away food and drink premises Tank-based aquaculture Timber yards Vehicle body repair workshops Vehicle repair stations Vehicle sales or hire premises Veterinary hospitals Warehouse or distribution centres Wholesale supplies Any other development not specified in item 2 or 4</p>		<ul style="list-style-type: none"> - Farm stay accommodation; - Home-based child care - Home businesses - Industrial training facilities - Pond-based aquaculture - Recreation facilities (major) - Specialised retail premises; - Vehicle body repair workshops;
<p>B6 Permitted with consent Business premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Shop top housing; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B6 Prohibited Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Bed and Breakfast accommodation; Biosolids treatment facilities; Boat building</p>	<p>E3 Prohibited Agriculture Air transport facilities Airstrips Amusement centres Biosolids treatment facilities Boat launching ramps Boat sheds Camping grounds Caravan parks Cellar door premises</p>		

<p>and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Home-based child care; Home businesses; Home occupations (sex services); Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture; Recreation facilities (major); Residential accommodation; Resource recovery facilities; Roadside stalls; Rural industries; Sewage treatment plants; Shops; Specialised retail premises; Transport depots; Truck depots; Vehicle body repair workshops; Waste disposal facilities; Water recycling facilities; Water treatment facilities; Wharf or boating facilities</p>	<p>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 Forestry Freight transport facilities Heavy industrial storage establishments Home occupations (sex services) Industries Jetties Marinas Mooring pens Moorings Open cut mining Registered clubs Residential accommodation Resource recovery facilities Roadside stalls Rural industries Sewage treatment plants Sex services premises Shops Tourist and visitor accommodation Transport depots Truck depots Waste disposal facilities</p>		
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	Water recreation structures Water recycling facilities Water treatment facilities Wharf or boating facilities		
--	------------------------------------------------------------------------------------------------------------------------	--	--

LGA: Blayney - Blayney LEP 2012

Current Zone	Future Zone	Translation summary	Changes
<p>B5 Permitted with consent Centre-based child care facilities; Funeral homes; Garden centres; Hardware and building supplies; Kiosks; Landscaping material supplies; Light industries; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Respite day care centres; Roads; 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</p> <p>B5 Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage</p>	<p>E3 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 Home-based child care 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</p>	<ul style="list-style-type: none"> • Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) • Land use permissibility expanded consistent with intent of the reform • Objectives amended to reflect strategic intent of zones with minor changes to local objectives 	<p>B5 No longer Permissible:</p> <ul style="list-style-type: none"> - Nil <p>B5 Newly Permissible:</p> <ul style="list-style-type: none"> - Animal boarding or training establishments - Boat building and repair facilities - Crematoria - Exhibition homes - Exhibition villages - Function centres - Highway service centres - Home-based child care - Home industries - Mortuaries - Pond-based aquaculture - Public administration buildings - Recreation facilities (major) - Service stations - Truck depots <p>B6 No longer Permissible:</p> <ul style="list-style-type: none"> - Home businesses - Home occupations - Home occupations (sex services) - Transport depots <p>B6 Newly Permissible:</p> <ul style="list-style-type: none"> - Animal boarding or training establishments

<p>establishments; Highway service centres; Home-based child care; Home businesses; Home industries; Home occupations; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Pond-based aquaculture; Public administration buildings; Recreation facilities (major); Registered clubs; Residential accommodation; Restricted premises; Rural industries; Service stations; Sewage treatment plants; Sex services premises; Tourist and visitor accommodation; Transport depots; Truck depots; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water treatment facilities; Wharf or boating facilities</p>	<p>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</p>		<ul style="list-style-type: none"> - Boat building and repair facilities - Crematoria - Exhibition homes - Exhibition villages - Function centres - Group homes (transitional) - Mortuaries - Pond-based aquaculture - Recreation facilities (major) - Vehicle body repair workshops
<p>B6 Permitted with consent Backpackers' accommodation; Bed and breakfast accommodation; Business premises; Community facilities; Garden centres; Group homes; Hardware and building supplies; Hotel or motel accommodation; Kiosks; Landscaping material supplies; Light industries; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Roads; Rural supplies; Seniors housing; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises;</p>	<p>E3 Prohibited Agriculture Air transport facilities Airstrips Amusement centres Biosolids treatment facilities Boat launching ramps Boat sheds Camping grounds Caravan parks Cemeteries</p>		

<p>Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B6 Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Freight transport facilities; Function centres; Group homes (transitional); Heavy industrial storage establishments; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Pond-based aquaculture; Recreation facilities (major); Registered clubs; Residential accommodation; Restricted premises; Rural industries; Sewage treatment plants; Sex services premises; Tourist and visitor accommodation; Vehicle body repair workshops; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water treatment facilities; Wharf or boating facilities</p>	<p>Charter and tourism boating facilities Commercial premises Correctional centres Eco-tourist facilities Electricity generating works Entertainment facilities Farm buildings Forestry Freight transport facilities Heavy industrial storage establishments Home businesses Home occupations Home occupations (sex services) Industries Jetties Marinas Mooring pens Moorings Registered clubs Residential accommodation Restricted premises Rural industries Sewage treatment plants Sex services premises Tourist and visitor accommodation Transport depots Waste disposal facilities Water recreation structures Water recycling facilities Water treatment facilities Wharf or boating facilities</p>		
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

LGA: Blue Mountains - Blue Mountains LEP 2015

Current Zone	Future Zone	Translation summary	Changes
B7 Permitted with consent Animal boarding or training establishments; Building identification signs; Business identification signs; Business premises ; Car parks; Centre-based child care facilities; Community facilities; Depots; Electricity generating works; Entertainment facilities; Flood mitigation works; Food and drink premises ; Freight transport facilities; Function centres; Garden centres ; General industries; Hardware and building supplies ; Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Landscaping material supplies ; Light industries; Liquid fuel depots; Markets; Mortuaries; Neighbourhood shops; Office premises ; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries ; Public administration buildings; Recreation areas ; Recreation facilities (indoor) ; Registered clubs; Research stations; Respite day care centres; Roads; Rural supplies ; Service stations; Sewerage systems; Sex services premises; Specialised retail premises ; Storage premises; Tank-based aquaculture; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire	E3 Permitted with consent Animal boarding or training establishments Boat building and repair facilities Building identification signs Business identification signs Business premises Car parks Centre-based child care facilities Community facilities Depots Electricity generating works Entertainment facilities Flood mitigation works Food and drink premises Freight transport facilities Function centres Garden centres General industries Hardware and building supplies Home industries Hotel or motel accommodation Industrial retail outlets Industrial training facilities Information and education facilities Kiosks Landscaping material supplies Light industries Liquid fuel depots Local distribution premises	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) with exceptions Katoomba centre proposed to be zoned E2 Commercial Centre Blaxland centre proposed to be zoned E2 Commercial Centre Springwood centre proposed to be zoned E2 Commercial Centre Land use permissibility expanded consistent with intent of the reform Dwelling houses, dual occupancies and secondary dwellings prohibited in E4 General Industrial however permitted as an additional permitted use on land currently zoned IN2 Light Industrial (mapped) Objectives amended to reflect strategic intent of zones with some changes to local objectives Local provision Clause 6.20 (amend) - Active street frontages - provision extended to all land zoned E1 Local Centre Local provision Clause 6.26 (amend) - limits size of shops and specialised retail premises on land zoned E1 Local Centre to max 1,500m² Local provision Clause 6.27 (amend) - extend to all food and drink premises 	B7 No longer Permissible: <ul style="list-style-type: none"> Nil B7 Newly Permissible: <ul style="list-style-type: none"> Take away food and drink premises Boat building and repair facilities Home industries Hotel or motel accommodation Local distribution premises Recreation facilities (major) Recreation facilities (outdoor)

<p>premises; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Wholesale supplies</p> <p>B7 Prohibited Pond-based aquaculture; Any other development not specified in item 2 or 3</p>	<p>Markets Mortuaries Neighbourhood shops Office premises Oyster aquaculture Passenger transport facilities Places of public worship Plant nurseries Public administration buildings Recreation areas Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Registered clubs Research stations Respite day care centres Roads Rural supplies Service stations Sewerage systems Sex services premises Specialised retail premises Storage premises Take away food and drink premises Tank-based aquaculture Timber yards Transport depots Truck depots Vehicle body repair workshops Vehicle repair stations Vehicle sales or hire premises Veterinary hospitals Warehouse or distribution centres</p>	<ul style="list-style-type: none"> Local provision Clause 6.31 Location of sex services extend to where any residential accommodation uses are permitted Additional Local clause - Part 7 in its entirety Development in villages - These clauses provide additional objectives for certain mapped precincts to be considered as part of development assessment. Expand to include all E1 Local Centre zones Schedule 1 - Additional Permitted Uses - IN2 Light Industrial - permits dwelling houses, dual occupancies and secondary dwellings 	
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

	<p>Waste or resource management facilities Wholesale supplies</p> <p>E3 Prohibited Any other development not specified in item 2 or 3</p>		
--	--------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

LGA: Bogan - Bogan LEP 2011

Current Zone	Future Zone	Translation summary	Changes
<p>B6 Permitted with consent Business premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Residential flat buildings; Seniors housing; Shop top housing; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B6 Prohibited Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture; Recreation</p>	<p>E3 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 Home industries 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</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) Land use permissibility expanded consistent with intent of the reform Objectives amended to reflect strategic intent of zones 	<p>B6 No longer Permissible:</p> <ul style="list-style-type: none"> Nil <p>B6 Newly Permissible:</p> <ul style="list-style-type: none"> Animal boarding or training establishments Industrial training facilities Pond-based aquaculture Recreation facilities (major) Research stations Vehicle body repair workshops

<p>facilities (major); Research stations; Resource recovery facilities; Residential accommodation; Roadside stalls; Rural industries; Sewage treatment plants; Shops; Vehicle body repair workshops; Waste disposal facilities; Water treatment facilities; Wharf or boating facilities</p>	<p>Recreation areas Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Residential flat buildings Respite day care centres Rural supplies Seniors housing 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</p> <p>E3 Prohibited Agriculture Air transport facilities Airstrips Biosolids treatment facilities Boat launching ramps Boat sheds Cellar door premises</p>		
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	<p>Cemeteries</p> <p>Charter and tourism boating facilities</p> <p>Correctional centres</p> <p>Crematoria</p> <p>Eco-tourist facilities</p> <p>Exhibition homes</p> <p>Exhibition villages</p> <p>Extractive industries</p> <p>Farm buildings</p> <p>Farm stay accommodation</p> <p>Forestry</p> <p>Freight transport facilities</p> <p>Heavy industrial storage establishments</p> <p>Industries</p> <p>Jetties</p> <p>Marinas</p> <p>Mooring pens</p> <p>Moorings</p> <p>Open cut mining</p> <p>Residential accommodation</p> <p>Resource recovery facilities</p> <p>Roadside stalls</p> <p>Rural industries</p> <p>Sewage treatment plants</p> <p>Shops</p> <p>Waste disposal facilities</p> <p>Water treatment facilities</p> <p>Wharf or boating facilities</p>		
--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

LGA: Bourke - Bourke LEP 2012

NO B5/B6/B7 ZONES

LGA: Brewarrina - Brewarrina LEP 2012

NO B5/B6/B7 ZONES

LGA: Broken Hill - Broken Hill LEP 2013

NO B5/B6/B7 ZONES

LGA: Burwood - Burwood LEP 2012

Current Zone	Future Zone	Translation summary	Changes
<p>B6 Permitted with consent Backpackers' accommodation; Boarding houses; Business premises; Community facilities; Food and drink premises; Garden centres; Group homes; Hardware and building supplies; Hostels; Hotel or motel accommodation; Landscaping material supplies; Light industries; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Serviced apartments; Shop top housing; Specialised retail 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</p> <p>B6 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; Centre-based child care facilities; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Environmental</p>	<p>E3 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 Food and drink premises Function centres Garden centres Group homes Hardware and building supplies Home industries Hostels Hotel or motel accommodation Industrial retail outlets Industrial training facilities Information and education facilities Landscaping material supplies Light industries Local distribution premises Markets Mortuaries Neighbourhood shops Office premises</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) Land use permissibility expanded consistent with intent of the reform MU1 Mixed Use prohibits residential flat buildings where it was previously permissible in B4 Mixed Use Objectives amended to reflect strategic intent of zones with some minor changes to local objectives Schedule 1 - Additional permitted uses Clause 2 - removal of a number of land uses that are now permitted with consent in E3 Productivity Support zone Removal of IN2 Light Industrial zone from Local Environmental Plan as there is no land zoned IN2 Light Industrial in the LGA (housekeeping) 	<p>B6 No longer Permissible:</p> <ul style="list-style-type: none"> Transport depots <p>B6 Newly Permissible:</p> <ul style="list-style-type: none"> Animal boarding or training establishments Boat building and repair facilities Centre-based child care facilities Depots Information and education facilities Pond-based aquaculture Recreation facilities (major) Recreation facilities (outdoor) Research stations Rural supplies

<p>protection works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Rural industries; Rural supplies; Sewage treatment plants; Tourist and visitor accommodation; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water storage facilities; Water treatment facilities; Wharf or boating facilities</p>	<p>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</p> <p>E3 Prohibited Agriculture Air transport facilities Airstrips Biosolids treatment facilities</p>		
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	<p>Boat launching ramps</p> <p>Boat sheds</p> <p>Camping grounds</p> <p>Caravan parks</p> <p>Cemeteries</p> <p>Charter and tourism boating facilities</p> <p>Commercial premises</p> <p>Correctional centres</p> <p>Crematoria</p> <p>Eco-tourist facilities</p> <p>Electricity generating works</p> <p>Environmental facilities</p> <p>Environmental protection works</p> <p>Exhibition homes</p> <p>Exhibition villages</p> <p>Extractive industries</p> <p>Farm buildings</p> <p>Forestry</p> <p>Heavy industrial storage establishments</p> <p>Helipads</p> <p>Highway service centres</p> <p>Home occupations (sex services)</p> <p>Industries</p> <p>Jetties</p> <p>Marinas</p> <p>Mooring pens</p> <p>Moorings</p> <p>Open cut mining</p> <p>Residential accommodation</p> <p>Rural industries</p> <p>Sewage treatment plants</p> <p>Tourist and visitor accommodation</p> <p>Transport depots</p>		
--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	<p>Waste disposal facilities</p> <p>Water recreation structures</p> <p>Water recycling facilities</p> <p>Water storage facilities</p> <p>Water treatment facilities</p> <p>Wharf or boating facilities</p>		
--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

LGA: Byron - Byron LEP 2014

Current Zone	Future Zone	Translation summary	Changes
<p>B7 Permitted with consent Business premises; Centre-based child care facilities; Garden centres; Hardware and building supplies; Landscaping material supplies; Light industries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Respite day care centres; Roads; 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</p> <p>B7 Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Heavy industrial storage establishments; Helipads; Highway service</p>	<p>E3 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 Home industries 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</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) with exceptions Byron Arts and Industrial Estate remaining B7 Business Park zoned land proposed to be zoned E4 General Industrial Land use permissibility expanded consistent with intent of the reform Objectives amended to reflect strategic intent of zones with some minor changes to local objectives New Schedule 1 Additional Permitted Uses (APU) - Tourist and visitor accommodation permitted on land previously zoned B2 Local Centre Local Centre 	<p>B7 No longer Permissible:</p> <ul style="list-style-type: none"> Nil <p>B7 Newly Permissible:</p> <ul style="list-style-type: none"> Animal boarding or training establishments Boat building and repair facilities Industrial training facilities Pond-based aquaculture Recreation facilities (major) Recreation facilities (outdoor) Research stations Storage premises Vehicle body repair workshops Vehicle repair stations

<p>centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Rural industries; Sex services premises; Sewage treatment plants; Storage premises; Tourist and visitor accommodation; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities</p>	<p>Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Roads 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</p> <p>E3 Prohibited Agriculture Air transport facilities Airstrips Amusement centres Biosolids treatment facilities Boat launching ramps Boat sheds Camping grounds Caravan parks Cemeteries</p>		

	<p>Charter and tourism boating facilities</p> <p>Commercial premises</p> <p>Correctional centres</p> <p>Eco-tourist facilities</p> <p>Electricity generating works</p> <p>Exhibition homes</p> <p>Exhibition villages</p> <p>Extractive industries</p> <p>Farm buildings</p> <p>Forestry</p> <p>Heavy industrial storage establishments</p> <p>Helipads</p> <p>Highway service centres</p> <p>Home businesses</p> <p>Home occupations</p> <p>Home occupations (sex services)</p> <p>Home-based child care</p> <p>Industries</p> <p>Jetties</p> <p>Marinas</p> <p>Mooring pens</p> <p>Moorings</p> <p>Open cut mining</p> <p>Registered clubs</p> <p>Residential accommodation</p> <p>Rural industries</p> <p>Sewage treatment plants</p> <p>Sex services premises</p> <p>Tourist and visitor accommodation</p> <p>Truck depots</p> <p>Waste or resource management facilities</p> <p>Water recreation structures</p> <p>Water recycling facilities</p>		
--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	Water supply systems Wharf or boating facilities		
--	-----------------------------------------------------	--	--

LGA: Cabonne - Cabonne LEP 2012

Current Zone	Future Zone	Translation summary	Changes
<p>B5 Permitted with Consent Centre-based child care facilities; Funeral homes; Garden centres; Hardware and building supplies; Landscaping material supplies; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Roads; Rural supplies; Sewage reticulation systems; Specialised retail premises; Tank-based aquaculture; Vehicle sales or hire premises; Warehouse or distribution centres; Waste or resource transfer stations; Any other development not specified in item 2 or 4</p> <p>B5 Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Car parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Highway service</p>	<p>E3 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 Home industries 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</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) with exceptions IN1 General Industrial as applied in Manildra has been translated to E5 Heavy Industrial to keep it distinct from other general industrial areas (previously IN2 Light Industrial) Land use permissibility expanded consistent with intent of the reform Objectives amended to reflect strategic intent of zones with some minor changes to local objectives 	<p>B5 No longer Permissible:</p> <ul style="list-style-type: none"> Nil <p>B5 Newly Permissible:</p> <ul style="list-style-type: none"> Service stations Storage premises Animal boarding or training establishments Boat building and repair facilities Industrial retail outlets Pond-based aquaculture Public administration buildings Recreation facilities (major) Recreation facilities (outdoor) Vehicle body repair workshops

centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industrial retail outlets; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture; Public administration buildings; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Restricted premises; Rural industries; Service stations; Sewerage systems; Sex services premises; Storage premises; Tourist and visitor accommodation; Vehicle body repair workshops; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities	<p>Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor)</p> <p>Research stations Respite day care centres Roads Rural supplies Service stations Sewage reticulation systems Specialised retail premises Storage premises Take away food and drink premises</p> <p>Tank-based aquaculture Timber yards Vehicle body repair workshops Vehicle repair stations Vehicle sales or hire premises Veterinary hospitals Warehouse or distribution centres Waste or resource transfer stations Wholesale supplies Any other development not specified in item 2 or 4</p> <p>E3 Prohibited Agriculture Air transport facilities Airstrips Amusement centres Boat launching ramps Boat sheds Camping grounds Car parks</p>		
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	<p>Caravan parks</p> <p>Cemeteries</p> <p>Charter and tourism boating facilities</p> <p>Commercial premises</p> <p>Correctional centres</p> <p>Crematoria</p> <p>Eco-tourist facilities</p> <p>Electricity generating works</p> <p>Entertainment facilities</p> <p>Exhibition homes</p> <p>Exhibition villages</p> <p>Extractive industries</p> <p>Farm buildings</p> <p>Forestry</p> <p>Freight transport facilities</p> <p>Heavy industrial storage establishments</p> <p>Highway service centres</p> <p>Home businesses</p> <p>Home occupations</p> <p>Home occupations (sex services)</p> <p>Home-based child care</p> <p>Industries</p> <p>Jetties</p> <p>Marinas</p> <p>Mooring pens</p> <p>Moorings</p> <p>Open cut mining</p> <p>Registered clubs</p> <p>Residential accommodation</p> <p>Restricted premises</p> <p>Rural industries</p> <p>Sewerage systems</p> <p>Sex services premises</p>		
--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	<p>Tourist and visitor accommodation</p> <p>Waste or resource management facilities</p> <p>Water recreation structures</p> <p>Water supply systems</p> <p>Wharf or boating facilities</p>		
--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

LGA: Camden - Camden LEP 2010

Current Zone	Future Zone	Translation summary	Changes
<p>B5 Permitted with Consent Bulky goods premises; Child care centres; Garden centres; Hardware and building supplies; Landscaping material supplies; Light industries; Passenger transport facilities; Respite day care centres; Roads; Self-storage units; Stock and sale yards; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B5 Prohibited Agriculture; Air transport facilities; Animal boarding or training establishments; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Extractive industries; Forestry; Freight transport facilities; Heavy industrial storage establishments; Home-based child care; Home businesses; Home industries; Home occupations; Home occupations (sex services); Industries; Mortuaries; Recreation areas; Recreation facilities (major); Research stations; Residential accommodation; Roadside stalls;</p>	<p>E3 Permitted with Consent Amusement centres Boarding houses Building identification signs Business identification signs Centre-based child care facilities Commercial premises Community facilities Educational establishments Entertainment facilities Function centres Home businesses Home industries Home occupations Hotel or motel accommodation Information and education facilities Local distribution premises Medical centres Oyster aquaculture Places of public worship Pond-based aquaculture Public administration buildings Recreation areas Recreation facilities (indoor) Respite day care centres Roads Service stations Shop top housing Tank-based aquaculture</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) with exceptions Smeaton Grange Area 1 existing zone IN2 Light Industrial proposed to be zoned E3 Productivity Support Smeaton Grange Area 2 existing zone IN2 Light Industrial proposed to be zoned E3 Productivity Support Narellan existing zone IN2 Light Industrial proposed to be zoned E3 Productivity Support Ironbark existing zone IN2 Light Industrial proposed to be zoned E3 Productivity Support Land use permissibility expanded consistent with intent of the reform Objectives amended to reflect strategic intent of zones with some minor changes to local objectives New Local Provision to include further considerations for development assessment for proposals in smaller centres zoned E1 Local Centre. A new Local Provision to include criteria for development assessment to ensure that any industrial use within the Little St E4 General Industrial precinct does not create land use conflicts for nearby residential land uses. 	<p>B5 No longer Permissible:</p> <ul style="list-style-type: none"> Industrial retail outlets Recreation facilities (outdoor) Vehicle body repair workshops Vehicle repair stations Wholesale supplies <p>B5 Newly Permissible:</p> <ul style="list-style-type: none"> Cellar door premises Home-based child care Home businesses Home industries Home occupations Recreation areas Roadside stalls

<p>Rural industries; Sewerage systems; Sex services premises; Storage premises; Transport depots; Waste or resource management facilities; Water recreation structures; Wharf or boating facilities</p>	<p>Veterinary hospitals Any other development not specified in item 2 or 4</p> <p>E3 Prohibited</p> <p>Agriculture Air transport facilities Animal boarding or training establishments Boat building and repair facilities Boat sheds Camping grounds Caravan parks Cemeteries Charter and tourism boating facilities Correctional centres Crematoria Depots Eco-tourist facilities Electricity generating works Exhibition homes Extractive industries Forestry Freight transport facilities Heavy industrial storage establishments Home occupations (sex services) Industrial retail outlets Industries Mortuaries Recreation facilities (major) Recreation facilities (outdoor) Research stations Residential accommodation Rural industries</p>		
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	<p>Sewerage systems</p> <p>Sex services premises</p> <p>Storage premises</p> <p>Transport depots</p> <p>Vehicle body repair workshops</p> <p>Vehicle repair stations</p> <p>Warehouse or distribution centres</p> <p>Waste or resource management facilities</p> <p>Water recreation structures</p> <p>Wharf or boating facilities</p> <p>Wholesale supplies</p>		
--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

LGA: Campbelltown - Campbelltown LEP 2015

Current Zone	Future Zone	Translation summary	Changes
<p>B5 Permitted with Consent Amusement centres; Backpackers' accommodation; Car parks; Centre-based child care facilities; Community facilities; Depots; Environmental protection works; Flood mitigation works; Funeral homes; Garden centres; Hardware and building supplies; Highway service centres; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Landscaping material supplies; Light industries; Mortuaries; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restaurants or cafes; Restricted premises; Roads; Rural supplies; Self-storage units; Service stations; Serviced apartments; Signage; Small bars; Specialised retail premises; Take away food and drink premises; Tank-based aquaculture; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies</p> <p>B5 Prohibited Pond-based aquaculture; Sex services premises; Any other development not specified in item 2 or 3</p>	<p>E3 Permitted with Consent Amusement centres Animal boarding or training establishments Backpackers' accommodation Boat building and repair facilities Building identification signs Business identification signs Business premises Car parks Centre-based child care facilities Community facilities Depots Educational establishments Environmental facilities Environmental protection works Flood mitigation works Function centres Garden centres Hardware and building supplies Health services facilities Highway service centres Home industries Hotel or motel accommodation Industrial retail outlets Industrial training facilities Information and education facilities Landscaping material supplies Light industries Local distribution premises</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) with exceptions Part of Leumeah Town Centre zoned B2 Local Centre and bounded by O'Sullivan Rd, Pembroke Road and Old Leumeah Rd proposed to be zoned MU1 Mixed Use Land at Minto zoned B1 Neighbourhood Centre and bounded by Minto Rd, Stafford St, Redfern Rd and Surrey St proposed to be zoned MU1 Mixed Use Land use permissibility expanded consistent with intent of the reform Objectives amended to reflect strategic intent of zones with some minor changes to local objectives New Local Provision - restricts the size of certain land uses (pubs and small bars, and places of public worship) (to be mapped) 	<p>B5 No longer Permissible:</p> <ul style="list-style-type: none"> Nil <p>B5 Newly Permissible:</p> <ul style="list-style-type: none"> Animal boarding or training establishments Boat building and repair facilities Business premises Educational establishments Environmental facilities Health services facilities Home industries Information and education facilities Local distribution premises Markets Mortuaries Neighbourhood shops Office premises Pubs Recreation areas Recreation facilities (major) Recreation facilities (outdoor) Research stations Storage premises Timber yards Vehicle body repair workshops Vehicle repair stations Wholesale supplies

	<p>Markets</p> <p>Mortuaries</p> <p>Neighbourhood shops</p> <p>Office premises</p> <p>Oyster aquaculture</p> <p>Passenger transport facilities</p> <p>Places of public worship</p> <p>Plant nurseries</p> <p>Pubs</p> <p>Recreation areas</p> <p>Recreation facilities (indoor)</p> <p>Recreation facilities (major)</p> <p>Recreation facilities (outdoor)</p> <p>Registered clubs</p> <p>Research stations</p> <p>Respite day care centres</p> <p>Restaurants or cafes</p> <p>Restricted premises</p> <p>Roads</p> <p>Rural supplies</p> <p>Service stations</p> <p>Serviced apartments</p> <p>Signage</p> <p>Small bars</p> <p>Specialised retail premises</p> <p>Storage premises</p> <p>Take away food and drink premises</p> <p>Tank-based aquaculture</p> <p>Timber yards</p> <p>Vehicle body repair workshops</p> <p>Vehicle repair stations</p> <p>Vehicle sales or hire premises</p> <p>Veterinary hospitals</p>		<p>B7 No longer Permissible:</p> <ul style="list-style-type: none"> - Nil <p>B7 Newly Permissible:</p> <ul style="list-style-type: none"> - Amusement centres - Animal boarding or training establishments - Backpackers' accommodation - Boat building and repair facilities - Community facilities - Depots - Flood mitigation works - Highway service centres - Home industries - Industrial retail outlets - Industrial training facilities - Information and education facilities - Landscaping material supplies - Local distribution premises - Markets - Mortuaries - Places of public worship - Plant nurseries - Recreation facilities (major) - Recreation facilities (outdoor) - Registered club - Research stations - Restricted premises - Rural supplies - Service stations - Signage - Specialised retail premises - Storage premises - Take away food and drink
<p>B7 Permitted with Consent</p> <p>Advertising structures; Building identification signs; Business identification signs; Business premises; Car parks; Centre-based child care facilities; Educational establishments; Environmental facilities; Environmental protection works; Function centres; Garden centres; Hardware and building supplies; Health services facilities; Hotel or motel accommodation; Light industries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Pubs; Recreation areas; Respite day care centres; Recreation facilities (indoor); Restaurants or cafes; Roads; Serviced apartments; Small bars; Tank-based aquaculture; Warehouse or distribution centres</p> <p>B7 Prohibited</p> <p>Pond-based aquaculture; Any other development not specified in item 2 or 3</p>			

	<p>Warehouse or distribution centres Wholesale supplies</p> <p>E3 Prohibited Sex services premises Any other development not specified in item 2 or 3</p>		<p>premises</p> <ul style="list-style-type: none"> - Timber yards - Vehicle body repair workshops - Vehicle repair stations - Vehicle sales or hire premises - Veterinary hospitals - Wholesale supplies
--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

LGA: Canada Bay - Canada Bay LEP 2013

Current Zone	Future Zone	Translation summary	Changes
<p>B6 Permitted with consent Business premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Residential flat buildings; Roads; Seniors housing; Serviced apartments; Shop top housing; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B6 Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; 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; Function centres; Heavy industrial storage establishments; Helipads; Highway</p>	<p>E3 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 Commercial premises Community facilities Depots Function centres Garden centres Hardware and building supplies Home industries Hotel or motel accommodation Industrial retail outlets Industrial training facilities Information and education facilities 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</p>	<ul style="list-style-type: none"> • Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) with exceptions • Land at Rhodes currently zoned B7 Business Park proposed to be zoned SP4 Enterprise. SP4 Enterprise Land Use Table created • Land use permissibility expanded consistent with intent of the reform • Objectives amended to reflect strategic intent of zones with some changes to local objectives 	<p>B6 No longer Permissible:</p> <ul style="list-style-type: none"> - Advertising structures - Home-based child care <p>B6 Newly Permissible:</p> <ul style="list-style-type: none"> - Animal boarding or training establishments - Centre-based child care facilities - Depots - Function centres - Industrial training facilities - Pond-based aquaculture - Recreation facilities (major) - Recreation facilities (outdoor) - Research stations - Rural supplies - Vehicle body repair workshops

<p>service centres; Home occupations (sex services); Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Rural supplies; Sewage treatment plants; Sex services premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Waste disposal facilities; Water recreation structures; Water supply systems; Wharf or boating facilities</p>	<p>Recreation areas Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Residential flat buildings Respite day care centres Roads Rural supplies Seniors housing 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</p> <p>E3 Prohibited Advertising structures Agriculture Air transport facilities Airstrips Amusement centres Biosolids treatment facilities</p>		
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	<p>Boat launching ramps</p> <p>Boat sheds</p> <p>Camping grounds</p> <p>Caravan parks</p> <p>Cemeteries</p> <p>Charter and tourism boating facilities</p> <p>Correctional centres</p> <p>Crematoria</p> <p>Eco-tourist facilities</p> <p>Electricity generating works</p> <p>Exhibition homes</p> <p>Exhibition villages</p> <p>Extractive industries</p> <p>Farm buildings</p> <p>Forestry</p> <p>Freight transport facilities</p> <p>Heavy industrial storage establishments</p> <p>Helipads</p> <p>Highway service centres</p> <p>Home occupations (sex services)</p> <p>Home-based child care</p> <p>Industries</p> <p>Jetties</p> <p>Marinas</p> <p>Mooring pens</p> <p>Moorings</p> <p>Open cut mining</p> <p>Registered clubs</p> <p>Residential accommodation</p> <p>Resource recovery facilities</p> <p>Restricted premises</p> <p>Rural industries</p> <p>Sewage treatment plants</p>		
--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	<p>Sex services premises</p> <p>Tourist and visitor accommodation</p> <p>Transport depots</p> <p>Truck depots</p> <p>Waste disposal facilities</p> <p>Water recreation structures</p> <p>Water supply systems</p> <p>Wharf or boating facilities</p>		
--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

LGA: Canterbury-Bankstown - Bankstown LEP 2015

NOT INCLUDED IN EXHIBITION – EXHIBITION WILL FOLLOW THE MAKING THE CONSOLIDATED CANTERBURY-BANKSTOWN LEP

LGA: Canterbury-Bankstown - Canterbury LEP 2012

NOT INCLUDED IN EXHIBITION – EXHIBITION WILL FOLLOW THE MAKING THE CONSOLIDATED CANTERBURY-BANKSTOWN LEP

LGA: Carrathool - Carrathool LEP 2012

NO B5/B6/B7 ZONES

LGA: Central Coast – Gosford LEP 2014

Current Zone	Future Zone	Translation summary	Changes
<p>B5 Permissible with consent Centre-based child care facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Roads; Specialised retail premises; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B5 Prohibited Agriculture; Air transport facilities; Amusement centres; Biosolids treatment facilities; Boat building and repair facilities; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Educational establishments; Electricity generating works; Entertainment facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Home-based child</p>	<p>E3 Permitted with Consent Animal boarding or training establishments Boat building and repair facilities Building identification signs Business identification signs Business premises Centre-based child care facilities Community facilities Depots Food and drink premises Function centres Garden centres Hardware and building supplies Home industries Hotel or motel accommodation Industrial retail outlets Industrial training facilities Information and education facilities Kiosks Landscaping material supplies Light industries Local distribution premises Markets Mortuaries Neighbourhood shops Office premises Oyster aquaculture Passenger transport facilities Places of public worship</p>	<ul style="list-style-type: none"> Please note that there is a Comprehensive Local Environmental Plan that has yet to be finalised applying to this LGA. The translation detail as mapped in the spatial viewer is based on the in force Local Environmental Plans not the proposed Local Environmental Plan. This means that some sites identified to be rezoned under the proposed Local Environmental Plan may not be reflected in this translation detail Translation based on comprehensive Local Environmental Plan and generally retains the land use approach within the draft Local Environmental Plan with some exceptions Two sites currently zoned B7 Business Park - Tuggerah and Warnevale Business Parks proposed to be rezoned SP4 Enterprise. New SP4 Enterprise Land Use Table created Land use permissibility expanded consistent with intent of the reform Objectives amended to reflect strategic intent of zones with some changes to local objectives 	<p>B5 No longer Permissible:</p> <ul style="list-style-type: none"> Sewerage systems Truck depots Wharf or boating facilities <p>B5 Newly Permissible:</p> <ul style="list-style-type: none"> Amusement centres Biosolids treatment facilities Boat building and repair facilities Boat sheds Car parks Charter and tourism boating facilities Depots Educational establishments Electricity generating works Environmental facilities Environmental protection works Flood mitigation works Home-based child care Home businesses Home occupations Hospitals Mooring pens Moorings Mortuaries Pond-based aquaculture Recreation areas Recreation facilities (major) Recreation facilities (outdoor)

<p>care; Home businesses; Home occupations; Home occupations (sex services); Hospitals; Industries; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Rural supplies; Sewage treatment plants; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems</p>	<p>Plant nurseries Recreation areas Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Roads Rural supplies Service stations Sewage reticulation systems Shop top housing Specialised retail premises Storage premises Take away food and drink premises Tank-based aquaculture Timber yards Vehicle body repair workshops Vehicle repair stations Vehicle sales or hire premises Veterinary hospitals Warehouse or distribution centres Waste or resource management facilities Water recycling facilities Water reticulation systems Wholesale supplies Any other development not specified in item 2 or 4</p>		<ul style="list-style-type: none"> - Research stations - Restricted premises - Rural supplies - Sex services premises - Storage premises - Transport depots - Vehicle body repair workshops - Vehicle repair stations - Water recreation structures - Water recycling facilities
<p>B6 Permissible with Consent Business premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Multi dwelling housing; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Recreation facilities (indoor); Residential flat buildings; Roads; Shop top housing; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p>	<p>E3 Prohibited Agriculture Air transport facilities Airstrips</p>		<p>B6 No longer Permissible:</p> <ul style="list-style-type: none"> - Airstrips - Commercial premises - Entertainment facilities - Sewerage systems - Truck depots - Wharf or boating facilities <p>B6 Newly Permissible:</p> <ul style="list-style-type: none"> - Amusement centres - Animal boarding or training establishments - Biosolids treatment facilities - Boat building and repair facilities - Boat sheds - Centre-based child care facilities - Charter and tourism boating facilities - Depots - Electricity generating works - Environmental facilities - Environmental protection works - Flood mitigation works
<p>B6 Prohibited</p>			

<p>Agriculture; Air transport facilities; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Highway service centres; Home-based child care; Home businesses; Home occupations (sex services); Industries; Information and education facilities; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Rural supplies; Service stations; Sewage treatment plants; Storage premises; Tourist and visitor accommodation; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Waste disposal facilities; Water recreation</p>	<p>Camping grounds Caravan parks Cemeteries Commercial premises Correctional centres Crematorium Eco tourist facilities Entertainment facilities Exhibition homes Exhibition village Extractive industries Farm buildings Forestry Freight transport facilities Heavy industrial storage establishments Highway service centres Home occupation (sex services) Industries Marinas Open cut mining Residential accommodation Resource recovery facilities Rural industries Sewerage systems Tourist and visitor accommodation Truck depots Resource recovery facilities Waste disposal facilities Water supply systems Wharf or boating facilities</p>		<ul style="list-style-type: none"> - Function centres - Home-based child care - Home businesses - Information and education facilities - Mooring pens; Moorings; Mortuaries - Pond-based aquaculture - Recreation areas - Recreation facilities (major) - Recreation facilities (outdoor) - Registered clubs - Research stations - Restricted premises - Rural supplies - Service stations - Storage premises - Transport depots - Vehicle body repair workshops - Vehicle repair stations - Veterinary hospitals - Waste disposal facilities - Water recreation structures - Water recycling facilities
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

structures; Water recycling facilities; Water supply systems			
--------------------------------------------------------------	--	--	--

LGA: Central Coast – Wyong LEP 2013

Current Zone	Future Zone	Translation summary	Changes
<p>B5 Permissible with consent Centre-based child care facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Roads; Specialised retail premises; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B5 Prohibited Agriculture; Air transport facilities; Amusement centres; Biosolids treatment facilities; Boat building and repair facilities; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Educational establishments; Electricity generating works; Entertainment facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Home-based child</p>	<p>E3 Permitted with Consent Animal boarding or training establishments Boat building and repair facilities Building identification signs Business identification signs Business premises Centre-based child care facilities Community facilities Depots Food and drink premises Function centres Garden centres Hardware and building supplies Home industries Hotel or motel accommodation Industrial retail outlets Industrial training facilities Information and education facilities Kiosks Landscaping material supplies Light industries Local distribution premises Markets Mortuaries Neighbourhood shops Office premises Oyster aquaculture Passenger transport facilities Places of public worship</p>	<ul style="list-style-type: none"> Please note that there is a Comprehensive Local Environmental Plan that has yet to be finalised applying to this LGA. The translation detail as mapped in the spatial viewer is based on the in force Local Environmental Plans not the proposed Local Environmental Plan. This means that some sites identified to be rezoned under the proposed Local Environmental Plan may not be reflected in this translation detail Translation based on comprehensive Local Environmental Plan and generally retains the land use approach within the draft Local Environmental Plan with some exceptions Two sites currently zoned B7 Business Park - Tuggerah and Warnevale Business Parks proposed to be rezoned SP4 Enterprise. New SP4 Enterprise Land Use Table created Land use permissibility expanded consistent with intent of the reform Objectives amended to reflect strategic intent of zones with some changes to local objectives 	<p>B5 No longer Permissible:</p> <ul style="list-style-type: none"> Airstrips Commercial premises Sewerage systems Truck depots Wharf or boating facilities <p>B5 Newly Permissible:</p> <ul style="list-style-type: none"> Amusement centres Biosolids treatment facilities Boat building and repair facilities Boat sheds Car parks Charter and tourism boating facilities Depots Educational establishments Electricity generating works Environmental facilities Environmental protection works Flood mitigation works Home-based child care Home businesses Home occupations Hospitals Mooring pens Moorings Mortuaries Pond-based aquaculture Recreation areas

<p>care; Home businesses; Home occupations; Home occupations (sex services); Hospitals; Industries; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Rural supplies; Sewage treatment plants; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems</p>	<p>Plant nurseries Recreation areas Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Roads Rural supplies Service stations Sewage reticulation systems Shop top housing Specialised retail premises Storage premises Take away food and drink premises Tank-based aquaculture Timber yards Vehicle body repair workshops Vehicle repair stations Vehicle sales or hire premises Veterinary hospitals Warehouse or distribution centres Waste or resource management facilities Water recycling facilities Water reticulation systems Wholesale supplies Any other development not specified in item 2 or 4</p> <p>E3 Prohibited Agriculture Air transport facilities Airstrips</p>		<ul style="list-style-type: none"> - Recreation facilities (major) - Recreation facilities (outdoor) - Research stations - Restricted premises - Rural supplies - Sex services premises - Storage premises - Transport depots - Vehicle body repair workshops - Vehicle repair stations - Water recreation structures - Water recycling facilities
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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

LGA: Central Darling – Central Darling LEP 2012

NO B5/B6/B7 ZONES

LGA: Cessnock– Cessnock LEP 2011

Current Zone	Future Zone	Translation summary	Changes
<p>B5 Permissible with consent Centre-based child care facilities; Garden centres; Hardware and building supplies; Landscaping material supplies; Light industries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Respite day care centres; Restaurants or cafes; Roads; Rural supplies; Shop top housing; 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</p> <p>B5 Prohibited Agriculture; Airstrips; Animal boarding or training establishments; Boat launching ramps; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Community facilities; Crematoria; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads;</p>	<p>E3 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 Home industries 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</p>	<ul style="list-style-type: none"> • Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) • Land use permissibility expanded consistent with intent of the reform • Objectives amended to reflect strategic intent of zones with some changes to local objectives 	<p>B5 No longer Permissible:</p> <ul style="list-style-type: none"> - Air transport facilities - Boat launching ramps <p>B5 Newly Permissible:</p> <ul style="list-style-type: none"> - Animal boarding or training establishments - Boat building and repair facilities - Community facilities - Function centres - Industrial training facilities - Information and education facilities - Places of public worship - Recreation areas - Recreation facilities (major) - Recreation facilities (outdoor) - Vehicle body repair workshops

<p>Highway service centres; Home businesses; Home occupations (sex services); Industrial training facilities; Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Places of public worship; Pond-based aquaculture; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Resource recovery facilities; Retail premises; Sewerage systems; Sex services premises; Tourist and visitor accommodation; Vehicle body repair workshops; Waste disposal facilities; Water recreation structures; Wharf or boating facilities</p>	<p>Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Restaurants or cafes Roads 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</p> <p>E3 Prohibited Agriculture Air transport facilities Airstrips Boat launching ramps Boat sheds Camping grounds Caravan parks Cemeteries Charter and tourism boating facilities</p>		
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	<p>Crematoria</p> <p>Eco-tourist facilities</p> <p>Electricity generating works</p> <p>Entertainment facilities</p> <p>Exhibition homes</p> <p>Exhibition villages</p> <p>Extractive industries</p> <p>Farm buildings</p> <p>Freight transport facilities</p> <p>Heavy industrial storage establishments</p> <p>Helipads</p> <p>Highway service centres</p> <p>Home businesses</p> <p>Home occupations (sex services)</p> <p>Industries</p> <p>Jetties</p> <p>Marinas</p> <p>Mooring pens</p> <p>Moorings</p> <p>Open cut mining</p> <p>Pond-based aquaculture</p> <p>Registered clubs</p> <p>Residential accommodation</p> <p>Resource recovery facilities</p> <p>Retail premises</p> <p>Sewerage systems</p> <p>Sex services premises</p> <p>Tourist and visitor accommodation</p> <p>Waste disposal facilities</p> <p>Water recreation structures</p> <p>Wharf or boating facilities</p>		
--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

LGA: City of Parramatta – Auburn LEP 2010

Current Zone	Future Zone	Translation summary	Changes
<p>B5 Permissible with consent Centre-based child care facilities; Food and drink premises; Funeral homes; Garden centres; Hardware and building supplies; Landscaping material supplies; Light industries; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Respite day care centres; Roads; Self-storage units; Specialised retail 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</p> <p>B5 Prohibited Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Community 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; Function centres; Heavy</p>	<p>E3 Permitted with Consent Amusement centres Boarding houses Building identification signs Business identification signs Car parks Centre-based child care facilities Commercial premises Community facilities Educational establishments Entertainment facilities Function centres Home businesses Home industries Home occupations Hotel or motel accommodation Information and education facilities Local distribution premises Medical centres Oyster aquaculture Places of public worship Public administration buildings Recreation areas Recreation facilities (indoor) Residential flat buildings Respite day care centres Roads Seniors housing Service stations</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) Please note that there is a Comprehensive Local Environmental Plan that has yet to be finalised applying to this LGA. The translation detail as mapped in the spatial viewer is based on the in force Local Environmental Plans not the proposed Local Environmental Plan. This means that some sites identified to be rezoned under the proposed Local Environmental Plan may not be reflected in this translation detail Draft Melrose Park (North Precinct) Local Environmental Plan is anticipated to come into effect at time that crosses over with the Employment Zones Reform implementation process. The proposed B2 Local Centre zone in the draft Local Environmental Plan will be translated to the E1 Local Centre zone Land use permissibility expanded consistent with intent of the reform Objectives amended to reflect strategic intent of zones with some changes to local objectives 	<p>B5 No longer Permissible:</p> <ul style="list-style-type: none"> Industrial training facilities Signage (not including Building identification signs and Business identification signs) Vehicle repair stations Warehouse or distribution centres Wholesale supplies <p>B5 Newly Permissible:</p> <ul style="list-style-type: none"> Commercial premises Community facilities Entertainment facilities Function centres Home businesses Home industries Home occupations Information and education facilities Pond-based aquaculture Recreation facilities (outdoor) Registered clubs Tourist and visitor accommodation <p>B6 No longer Permissible:</p> <ul style="list-style-type: none"> Airstrips Boat launching ramps Depots Freight transport facilities

<p>industrial storage establishments; Helipads; Highway service centres; Home businesses; Home industries; Home occupations; Home occupations (sex services); Industrial retail outlets; Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Storage premises; Tourist and visitor accommodation; Vehicle body repair workshops; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities</p> <p>B6 Permissible with consent Building identification signs; Business identification signs; Business premises; Community facilities; Food and drink premises; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Kiosks; Landscaping material supplies; Light industries; Markets; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Roads; Specialised retail premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse</p>	<p>Shop top housing Tank-based aquaculture Veterinary hospitals Water recycling facilities Any other development not specified in item 2 or 4</p> <p>E3 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</p>		<ul style="list-style-type: none"> - Helipads - Industrial retail outlet - Jetties - Mortuaries - Storage premises - Transport depots - Truck depots - Vehicle body repair workshops - Vehicle repair stations - Warehouse or distribution centres - Wholesale supplies <p>B6 Newly Permissible:</p> <ul style="list-style-type: none"> - Pond-based aquaculture - Restricted premises - Retail premises - Tourist and visitor accommodation <p>B7 No longer Permissible:</p> <ul style="list-style-type: none"> - Airstrips - Boat launching ramps - Helipads - Industrial retail outlets - Jetties - Storage premises - Truck depots - Vehicle body repair workshops - Vehicle repair stations - Warehouse or distribution centres - Wholesale supplies <p>B7 Newly Permissible:</p> <ul style="list-style-type: none"> - Amusement centres
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>or distribution centres; Any other development not specified in item 2 or 4</p> <p>B6 Prohibited Agriculture; Air transport facilities; Animal boarding or training establishments; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industrial training facilities; Industries; Marinas; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture; Port facilities; Recreation facilities (major); Research stations; Residential accommodation; Restricted premises; Retail premises; Rural industries; Sewerage systems; Sex services premises; Signage; Tourist and visitor accommodation; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities</p> <p>B7 Permissible with consent Building identification signs; Business identification signs; Centre-based child care facilities; Food and drink premises; Garden</p>	<p>Highway service centres Home occupations (sex services) Industrial retail outlets Industrial training facilities Industries Jetties Marinas Mooring pens Moorings Mortuaries Open cut mining Port facilities Recreation facilities (major) Research stations Residential accommodation Rural industries Sewerage systems Sex services premises Signage Storage premises Transport depots Truck depots Vehicle body repair workshops Vehicle repair stations Warehouse or distribution centres Waste or resource management facilities Water recreation structures Water supply systems Wharf or boating facilities Wholesale supplies</p>		<ul style="list-style-type: none"> - Business premises - Entertainment facilities - Function centres - Information and education facilities - Pond-based aquaculture - Registered clubs - Restricted premises - Retail premises - Tourist and visitor accommodation - Veterinary hospitals
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>centres; Hardware and building supplies; Kiosks; Light industries; Markets; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Roads; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B7 Prohibited Agriculture; Air transport facilities; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat sheds; Business premises; 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; Function centres; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industrial training facilities; Industries; Information and education facilities; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture; Port facilities; Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Restricted premises; Retail premises; Rural</p>			
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--	--

industries; Sewerage systems; Sex services premises; Signage; Tourist and visitor accommodation; Transport depots; Veterinary hospitals; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities			
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--	--

LGA: City of Parramatta – Holroyd LEP 2013

Current Zone	Future Zone	Translation summary	Changes
<p>B5 Permissible with consent Centre-based child care facilities; Food and drink premises; Funeral homes; Garden centres; Hardware and building supplies; Landscaping material supplies; Light industries; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Respite day care centres; Roads; Self storage units; Specialised retail 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</p> <p>B5 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; Commercial premises; Community 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</p>	<p>E3 Permitted with Consent Animal boarding or training establishments Boat building and repair facilities Building identification signs Business identification signs Business premises Centre-based child care facilities Community facilities Depots Food and drink premises Function centres Garden centres Hardware and building supplies Home industries Hotel or motel accommodation Industrial retail outlets Industrial training facilities Information and education facilities Kiosks Landscaping material supplies Light industries Local distribution premises Markets Mortuaries Neighbourhood shops Office premises Oyster aquaculture Passenger transport facilities Places of public worship</p>	<ul style="list-style-type: none"> To provide a range of retail, business and community uses that serve the needs of people who live, work or visit the area. To encourage investment in local commercial development that generates employment opportunities and economic growth. To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area. To encourage business, retail, community and other non-residential land uses on the ground floor of buildings. To ensure the scale and type of development does not adversely affect the amenity of the surrounding neighbourhood. 	<p>B5 No longer Permissible:</p> <ul style="list-style-type: none"> Home-based child care Port facilities Retail premises Sewerage systems Signage Transport depots Truck depots Waste or resource management facilities <p>B5 Newly Permissible:</p> <ul style="list-style-type: none"> Animal boarding or training establishments Biosolids treatment facilities Boat building and repair facilities Commercial premises Community facilities Entertainment facilities Function centres Home industries Industrial retail outlets; Information and education facilities Mortuaries Pond-based aquaculture Recreation facilities (major) Recreation facilities (outdoor) Registered clubs Research stations Resource recovery facilities

<p>facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home businesses; Home industries; Home occupations; Home occupations (sex services); Industrial retail outlets; Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Sewage treatment plants; Sex services premises; Storage premises; Tourist and visitor accommodation; Vehicle body repair workshops; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities</p> <p>B6 Permissible with consent Boarding houses; Business premises; Community facilities; Food and drink premises; Garden centres; Group homes; Hardware and building supplies; Hostels; Hotel or motel accommodation; Landscaping material supplies; Light industries; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Residential flat buildings; Roads; Shop top housing;</p>	<p>Plant nurseries Recreation areas Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Roads Rural supplies Service stations Specialised retail premises Storage premises Take away food and drink premises Tank-based aquaculture Timber yards Tourist and visitor accommodation Vehicle body repair workshops Vehicle repair stations Vehicle sales or hire premises Veterinary hospitals Warehouse or distribution centres Water recycling facilities Wholesale supplies Any other development not specified in item 2 or 4</p> <p>E3 Prohibited Agriculture Air transport facilities Airstrips Boat launching ramps Boat sheds Camping grounds</p>		<ul style="list-style-type: none"> - Storage premises - Tourist and visitor accommodation - Vehicle body repair workshops <p>B6 No longer Permissible:</p> <ul style="list-style-type: none"> - Home-based child care - Home businesses - Home occupations - Port facilities - Retail premises - Sewerage systems - Signage - Transport depots - Waste or resource management facilities <p>B6 Newly Permissible:</p> <ul style="list-style-type: none"> - Animal boarding or training establishments - Boat building and repair facilities - Commercial premises - Depots - Entertainment facilities - Industrial retail outlets - Mortuaries - Pond-based aquaculture - Recreation facilities (major) - Recreation facilities (outdoor) - Registered clubs - Research stations - Resource recovery facilities - Storage premises - Vehicle body repair workshops; - Veterinary hospitals
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>Specialised retail 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</p> <p>B6 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; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Home occupations (sex services); Industrial retail outlets; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Sewage treatment plants; Sex services premises; Storage premises; Truck depots; Vehicle body repair workshops;</p>	<p>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-based child care Home businesses Home occupations Home occupations (sex services) Industries Jetties Marinas Mooring pens Moorings Open cut mining Port facilities Residential accommodation Restricted premises Retail premises Rural industries Sewerage systems</p>		
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

Veterinary hospitals; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities	Sex services premises Signage Transport depots Truck depots Waste or resource management facilities Water recreation structures Water supply systems Wharf or boating facilities		
-------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

LGA: City of Parramatta – Parramatta LEP 2011

Current Zone	Future Zone	Translation summary	Changes
<p>B5 Permissible with consent Building identification signs; Business identification signs; Centre-based child care facilities; Food and drink premises; Garden centres; Hardware and building supplies; Kiosks; Landscaping material supplies; Markets; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Respite day care centres; Roads; Self-storage units; Specialised retail premises; Tank-based aquaculture; Timber yards; Vehicle sales and hire premises; Warehouse or distribution centres; Water recycling facilities; Any other development not specified in item 2 or 4</p> <p>B5 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; Funeral homes; Heavy industrial storage</p>	<p>E3 Permitted with Consent Amusement centres Boarding houses Building identification signs Business identification signs Car parks Centre-based child care facilities Commercial premises Community facilities Educational establishments Entertainment facilities Function centres Home businesses Home industries Home occupations Hotel or motel accommodation Information and education facilities Local distribution premises Medical centres Oyster aquaculture Places of public worship Public administration buildings Recreation areas Recreation facilities (indoor) Residential flat buildings Respite day care centres Roads Seniors housing Service stations</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) Please note that there is a Comprehensive Local Environmental Plan that has yet to be finalised applying to this LGA. The translation detail as mapped in the spatial viewer is based on the in force Local Environmental Plans not the proposed Local Environmental Plan. This means that some sites identified to be rezoned under the proposed Local Environmental Plan may not be reflected in this translation detail Draft Melrose Park (North Precinct) Local Environmental Plan is anticipated to come into effect at time that crosses over with the Employment Zones Reform implementation process. The proposed B2 Local Centre zone in the draft Local Environmental Plan will be translated to the E1 Local Centre zone Land use permissibility expanded consistent with intent of the reform Objectives amended to reflect strategic intent of zones with some changes to local objectives 	<p>B5 No longer Permissible:</p> <ul style="list-style-type: none"> Environmental facilities Recreation facilities (major) Vehicle repair stations Warehouse or distribution centres Wholesale supplies <p>B5 Newly Permissible:</p> <ul style="list-style-type: none"> Funeral homes Home-based child care Home businesses Home industries Home occupations Information and education facilities Pond-based aquaculture Restricted premises; Retail premises <p>B6 No longer Permissible:</p> <ul style="list-style-type: none"> Industrial training facilities Truck depots Vehicle body repair workshops Vehicle repair stations Warehouse or distribution centres Wholesale supplies <p>B6 Newly Permissible:</p>

<p>establishments; Helipads; Highway service centres; Home-based child care; Home businesses; Home industries; Home occupations; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture Port facilities; Research stations; Residential accommodation; Restricted premises; Retail premises; Rural industries; Sewerage systems; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities</p> <p>B6 Permissible with consent Building identification signs; Business identification signs; Business premises; Community facilities; Food and drink premises; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Kiosks; Landscaping material supplies; Light industries; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Roads; Self-storage units; Specialised retail premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution</p>	<p>Shop top housing Tank-based aquaculture Veterinary hospitals Water recycling facilities Any other development not specified in item 2 or 4</p> <p>E3 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</p>	<ul style="list-style-type: none"> - Amusement centres - Entertainment facilities - Function centres - Home-based child care - Home businesses - Home industries - Home occupations - Information and education facilities - Restricted premises - Retail premises
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>centres; Water recycling facilities; Any other development not specified in item 2 or 4</p> <p>B6 Prohibited</p> <p>Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Amusement centres; 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; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home-based child care; Home businesses; Home industries; Home occupations; Home occupations (sex services); Industrial retail outlets; Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture Port facilities; Recreation facilities (major); Research stations; Residential accommodation; Restricted premises; Retail premises; Rural industries; Sewerage systems; Sex services premises; Signage; Storage premises; Transport depots; Waste or resource management</p>	<p>Highway service centres Home occupations (sex services) Industrial retail outlets Industrial training facilities Industries Jetties Marinas Mooring pens Moorings Mortuaries Open cut mining Port facilities Recreation facilities (major) Research stations Residential accommodation Rural industries Sewerage systems Sex services premises Signage Storage premises Transport depots Truck depots Vehicle body repair workshops Vehicle repair stations Warehouse or distribution centres Waste or resource management facilities Water recreation structures Water supply systems Wharf or boating facilities Wholesale supplies</p>		
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

facilities; Water recreation structures; Water supply systems; Wharf or boating facilities			
--------------------------------------------------------------------------------------------	--	--	--

LGA: Clarence Valley – Clarence Valley LEP 2011

Current Zone	Future Zone	Translation summary	Changes
<p>B5 Permissible with consent Boarding houses; Centre-based child care facilities; Dwelling houses; Garden centres; Hardware and building supplies; Landscaping material supplies; Liquid fuel depots; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Roads; Shop top housing; Specialised retail premises; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B5 Prohibited Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Heavy industries; Helipads; Industrial training facilities; Marinas; Mooring pens; Pond-</p>	<p>E3 Permitted with Consent Animal boarding or training establishments Boarding houses Boat building and repair facilities Building identification signs Business identification signs Business premises Centre-based child care facilities Community facilities Depots Dwelling houses Function centres Garden centres Hardware and building supplies Hotel or motel accommodation Industrial retail outlets Industrial training facilities Information and education facilities Landscaping material supplies Light industries Liquid fuel depots Local distribution premises Markets Mortuaries Neighbourhood shops Office premises Oyster aquaculture Passenger transport facilities Places of public worship</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) Land use permissibility expanded consistent with intent of the reform. Objectives amended to reflect strategic intent of zones with some changes to local objectives Delete Additional Permitted Use - Fairtrader Drive, Yamba. Allows workforce accommodation (land zoned IN1 General Industrial) with sunset provision 	<p>B5 No longer Permissible:</p> <ul style="list-style-type: none"> Nil <p>B5 Newly Permissible:</p> <ul style="list-style-type: none"> Animal boarding or training establishments Boat building and repair facilities Industrial training facilities Pond-based aquaculture Recreation facilities (major) Research stations Vehicle body repair workshops

<p>based aquaculture; Port facilities; Recreation facilities (major); Research stations; Residential accommodation; Rural industries; Sex services premises; Sewage treatment plants; Vehicle body repair workshops; Waste or resource management facilities; Water recreation structures; Water storage facilities; Water treatment facilities; Wharf or boating facilities</p>	<p>Plant nurseries Recreation areas Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Roads 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</p> <p>E3 Prohibited Agriculture Air transport facilities Airstrips Biosolids treatment facilities Boat sheds Camping grounds Caravan parks</p>		
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	<p>Cellar door premises</p> <p>Cemeteries</p> <p>Charter and tourism boating facilities</p> <p>Correctional centres</p> <p>Crematoria</p> <p>Eco-tourist facilities</p> <p>Electricity generating works</p> <p>Exhibition homes</p> <p>Exhibition villages</p> <p>Extractive industries</p> <p>Farm buildings</p> <p>Farm stay accommodation</p> <p>Forestry</p> <p>Freight transport facilities</p> <p>Heavy industrial storage establishments</p> <p>Heavy industries</p> <p>Helipads</p> <p>Marinas</p> <p>Mooring pens</p> <p>Port facilities</p> <p>Residential accommodation</p> <p>Rural industries</p> <p>Sewage treatment plants</p> <p>Sex services premises</p> <p>Waste or resource management facilities</p> <p>Water recreation structures</p> <p>Water storage facilities</p> <p>Water treatment facilities</p> <p>Wharf or boating facilities</p>		
--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--



LGA: Cobar – Cobar LEP 2012

NO B5/B6/B7 ZONES

LGA: Coolamon – Coolamon LEP 2011

NO B5/B6/B7 ZONES

LGA: Coonamble – Coonamble LEP 2011

Current Zone	Future Zone	Translation summary	Changes
<p>B6 Permissible with consent Business premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Kiosks; Landscaping material supplies; Light industries; Markets; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Residential flat buildings; Roads; Roadside stalls; Rural supplies; Seniors housing; Shop top housing; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Water recycling facilities; Any other development not specified in item 2 or 4</p> <p>B6 Prohibited Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Cemeteries; Correctional centres; Eco-tourist facilities; Exhibition homes; Exhibition villages; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Home-based child care; Home occupations (sex services); Industrial training facilities; Industries; Mooring pens; Pond-based aquaculture; Port facilities;</p>	<p>E3 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 Home industries Hotel or motel accommodation Industrial retail outlets Industrial training facilities Information and education facilities Kiosks Landscaping material supplies Light industries Local distribution premises Markets Mortuaries Neighbourhood shops Office premises Oyster aquaculture Passenger transport facilities Places of public worship Plant nurseries</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) A minor mapping change is proposed that corrects an anomaly where three lots off Hooper Drive have incorrectly had a split zoning applied (R1 General Residential and E4 General Industrial) these lots should be zoned E4 General Industrial only Land use permissibility expanded consistent with intent of the reform Objectives amended to reflect strategic intent of zones with minor changes to local objective 	<p>B6 No longer Permissible:</p> <ul style="list-style-type: none"> Nil <p>B6 Newly Permissible:</p> <ul style="list-style-type: none"> Animal boarding or training establishments Industrial training facilities Pond-based aquaculture Recreation facilities (major) Vehicle body repair workshops

<p>Recreation facilities (major); Residential accommodation; Retail premises; Rural industries; Sewerage systems; Vehicle body repair workshops; Wharf or boating facilities</p>	<p>Recreation areas Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Residential flat buildings Respite day care centres Roads Roadside stalls Rural supplies Seniors housing Service stations Shop top housing Specialised retail premises Storage premises Take away food and drink premises Tank-based aquaculture Timber yards Vehicle body repair workshops Vehicle repair stations Vehicle sales or hire premises Veterinary hospitals Warehouse or distribution centres Water recycling facilities Wholesale supplies Any other development not specified in item 2 or 4</p> <p>E3 Prohibited Agriculture Air transport facilities Airstrips Cemeteries</p>		
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	<p> Correctional centres Eco-tourist facilities Exhibition homes Exhibition villages Farm buildings Farm stay accommodation Forestry Freight transport facilities Heavy industrial storage establishments Home occupations (sex services) Home-based child care Industries Mooring pens Port facilities Residential accommodation Retail premises Rural industries Sewerage systems Wharf or boating facilities </p>		
--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

LGA: Cootamundra-Gundagai Regional – Cootamundra LEP 2013

Current Zone	Future Zone	Translation summary	Changes
<p>B6 Permissible with consent Business premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Liquid fuel depots; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; 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</p> <p>B6 Prohibited Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Heavy industrial storage establishments; Home occupations (sex services); Industrial training facilities; Industries; Marinas; Mooring pens; Open cut mining; Pond-based aquaculture; Research stations; Residential accommodation; Restricted premises; Retail premises; Rural</p>	<p>E3 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 Home industries 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</p>	<ul style="list-style-type: none"> 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 that 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. 	<p>B6 No longer Permissible:</p> <ul style="list-style-type: none"> - Nil <p>B6 Newly Permissible:</p> <ul style="list-style-type: none"> - Animal boarding or training establishments - Industrial training facilities - Research stations - Storage premises - Vehicle body repair workshops

<p>industries; Sewerage systems; Sex services premises; Storage premises; Tourist and visitor accommodation; Vehicle body repair workshops; Wharf or boating facilities</p>	<p>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</p> <p>E3 Prohibited Agriculture Air transport facilities Airstrips Camping grounds Caravan parks Cemeteries Correctional centres Crematoria Eco-tourist facilities Electricity generating works Exhibition homes</p>		
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	<p>Exhibition villages</p> <p>Extractive industries</p> <p>Farm buildings</p> <p>Forestry</p> <p>Heavy industrial storage establishments</p> <p>Home occupations (sex services)</p> <p>Industries</p> <p>Marinas</p> <p>Mooring pens</p> <p>Open cut mining</p> <p>Pond-based aquaculture</p> <p>Residential accommodation</p> <p>Restricted premises</p> <p>Retail premises</p> <p>Rural industries</p> <p>Sewerage systems</p> <p>Sex services premises</p> <p>Tourist and visitor accommodation</p> <p>Wharf or boating facilities</p>		
--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

LGA: Cootamundra-Gundagai Regional – Gundagai LEP 2011

No B5/B6/B7 Zones

LGA: Cowra – Cowra LEP 2012

Current Zone	Future Zone	Translation summary	Changes
<p>B5 Permissible with consent Centre-based child care facilities; Dwelling houses; Garden centres; Hardware and building supplies; Home industries; Landscaping material supplies; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Roads; Shop top housing; Specialised retail premises; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B5 Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Home occupations (sex services); Industrial training facilities;</p>	<p>E3 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 Dwelling houses Function centres Garden centres Hardware and building supplies Home-based child care Home industries 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</p>	<ul style="list-style-type: none"> • Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) • Land use permissibility expanded consistent with intent of the reform • Objectives amended to reflect strategic intent of zones with minor changes to local objective • 	<p>B5 No longer Permissible:</p> <ul style="list-style-type: none"> - Heavy industries - Port facilities - Waste or resource management facility - Water recreation structures <p>B5 Newly Permissible:</p> <ul style="list-style-type: none"> - Animal boarding or training establishments - Boat building and repair facilities - Industrial training facilities - Pond-based aquaculture - Recreation facilities (major) - Vehicle body repair workshops - Waste disposal facilities <p>B7 No longer Permissible:</p> <ul style="list-style-type: none"> - Air transport facilities - Airstrips - Cellar door premises - Freight transport facilities - Industries - Port facilities - Roadside stalls - Sewage treatment plants - Shops

<p>Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture Recreation facilities (major); Registered clubs; Residential accommodation; Resource recovery facilities; Roadside stalls; Rural industries; Sex services premises; Sewage treatment plants; Shops; Tourist and visitor accommodation; Vehicle body repair workshops; Waste disposal facilities; Water treatment facilities; Wharf or boating facilities</p> <p>B7 Permissible with consent Centre-based child care facilities; Food and drink premises; Garden centres; Hardware and building supplies; Light industries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Roads; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B7 Prohibited Agriculture; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Eco-tourist facilities;</p>	<p>Plant nurseries Recreation areas Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Retail premises 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</p> <p>E3 Prohibited Agriculture Air transport facilities Airstrips Amusement centres Biosolids treatment facilities Boat launching ramps Boat sheds</p>		<p>B7 Newly Permissible:</p> <ul style="list-style-type: none"> - Animal boarding or training establishments - Boat building and repair facilities - Funeral homes - General industries - Home-based child care - Home businesses; Home occupations - Places of public worship - Pond-based aquaculture - Recreation facilities (major) - Recreation facilities (outdoor) - Research stations - Retail premises - Service stations - Vehicle body repair workshops - Vehicle repair stations - Veterinary hospitals - Waste disposal facilities
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Funeral homes; General industries; Heavy industrial storage establishments; Heavy industries; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Places of public worship; Pond-based aquaculture Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Retail premises; Rural industries; Service stations; Sex services premises; Tourist and visitor accommodation; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Waste disposal facilities; Water recreation structures; Water treatment facilities; Wharf or boating facilities; Wholesale supplies</p>	<p>Camping grounds Caravan parks Cellar door premises Cemeteries Charter and tourism boating facilities Correctional centres Crematoria Eco-tourist facilities Entertainment facilities Exhibition homes Exhibition villages Extractive industries Farm buildings Forestry Freight transport facilities Heavy industrial storage establishments Heavy industries Home occupations (sex services) Industries Jetties Marinas Mooring pens Moorings Open cut mining Port facilities Registered clubs Residential accommodation Resource recovery facilities Restricted premises Roadside stalls Rural industries Sewage treatment plants Sex services premises</p>		
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	Shops Tourist and visitor accommodation Waste or resource management facility Water recreation structures Water treatment facilities Wharf or boating facilities		
--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

LGA: Cumberland – Cumberland LEP 2011

Current Zone	Future Zone	Translation summary	Changes
<p>B5 Permissible with consent Centre-based child care facilities; Food and drink premises; Funeral homes; Garden centres; Hardware and building supplies; Kiosks; Landscaping material supplies; Light industries; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Respite day care centres; Roads; Self-storage units; Specialised retail 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</p> <p>B5 Prohibited Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Crematoria; Early education and care facilities; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight</p>	<p>E3 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 Dwelling houses Function centres Garden centres Hardware and building supplies Home-based child care Home industries 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</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) Land use permissibility expanded consistent with intent of the reform Objectives amended to reflect strategic intent of zones with minor changes to local objective 	<p>B5 No longer Permissible:</p> <ul style="list-style-type: none"> Amusement centres Biosolids treatment facilities Cellar door premises Heavy industries Port facilities Resource recovery facilities Roadside stalls Shops Water treatment facilities <p>B5 Newly Permissible:</p> <ul style="list-style-type: none"> Animal boarding or training establishments Boat building and repair facilities Commercial premises Community facilities Electricity generating works Environmental facilities Function centres Helipads Highway service centres Home businesses Home industries Home occupations Industrial retail outlets Industrial training facilities Industries Information and education facilities

<p>transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home businesses; Home industries; Home occupations; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Places of public worship; Pond-based aquaculture; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Restricted premises; 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; Wharf or boating facilities</p> <p>B6 Permissible with consent Building identification signs; Business identification signs; Business premises; Centre-based child care facilities; Community facilities; Food and drink premises; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Kiosks; Landscaping material supplies; Light industries; Markets; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport</p>	<p>Plant nurseries Recreation areas Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Retail premises 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</p> <p>E3 Prohibited Agriculture Air transport facilities Airstrips Amusement centres Biosolids treatment facilities Boat launching ramps Boat sheds</p>		<ul style="list-style-type: none"> - Mortuaries - Places of public worship - Pond-based aquaculture - Recreation facilities (major) - Recreation facilities (outdoor) - Research stations - Transport depots - Truck depots - Vehicle body repair workshops - Water supply systems <p>B6 No longer Permissible:</p> <ul style="list-style-type: none"> - Biosolids treatment facilities - Cellar door premises - Resource recovery facilities - Roadside stalls - Sewage treatment plants - Shops - Water treatment facilities <p>B6 Newly Permissible:</p> <ul style="list-style-type: none"> - Animal boarding or training establishments - Boat building and repair facilities - Commercial premises - Depots - Early education and care facilities - Electricity generating works - Function centres - Helipads - Highway service centres - Home businesses - Home industries - Home occupations
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>facilities; Plant nurseries; Respite day care centres; Roads; Self-storage units; Specialised retail 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</p> <p>B6 Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Early education and care facilities; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Heavy industries; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Port facilities; Registered clubs; Residential accommodation; Resource recovery facilities; Restricted premises; Roadside stalls; Rural industries; Sewage treatment plants; Sex services premises</p>	<p>Camping grounds Caravan parks Cellar door premises Cemeteries Charter and tourism boating facilities Correctional centres Crematoria Eco-tourist facilities Entertainment facilities Exhibition homes Exhibition villages Extractive industries Farm buildings Forestry Freight transport facilities Heavy industrial storage establishments Heavy industries Home occupations (sex services) Industries Jetties Marinas Mooring pens Moorings Open cut mining Port facilities Registered clubs Residential accommodation Resource recovery facilities Restricted premises Roadside stalls Rural industries Sewage treatment plants Sex services premises</p>	<ul style="list-style-type: none"> - Industrial retail outlets - Information and education facilities - Mortuaries - Places of public worship - Pond-based aquaculture - Recreation facilities (major) - Recreation facilities (outdoor) - Research stations - Sewerage systems - Signage - Storage premises - Transport depots - Truck depots - Vehicle body repair workshops - Veterinary hospitals - Water supply systems
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>(outdoor); Registered clubs; Research stations; Residential accommodation; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Veterinary hospitals; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities</p>	<p>Shops Tourist and visitor accommodation Waste or resource management facility Water recreation structures Water treatment facilities Wharf or boating facilities</p>		
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

LGA: Dubbo Regional – Dubbo Regional LEP 2022

Current Zone	Future Zone	Translation summary	Changes
<p>B5 Permissible with consent Business premises; Centre-based child care facilities; Garden centres; Hardware and building supplies; Home industries; Landscaping material supplies; Light industries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Restaurants or cafes; Rural supplies; Seniors housing; Specialised retail premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Water reticulation systems; Any other development not specified in item 2 or 4</p> <p>B5 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; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Exhibition homes; Exhibition</p>	<p>E3 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 Home industries 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</p>	<ul style="list-style-type: none"> Translation based on comprehensive Local Environmental Plan and generally retains the land use approach within the draft Local Environmental Plan MU1 Mixed Use will be deferred until an alternative mechanism for maintaining the current mix of land uses within B4 Mixed Use can be continued Land use permissibility expanded consistent with intent of the reform and comprehensive Local Environmental Plan Objectives amended to reflect strategic intent of zones with minor changes to local objective New Local Provision to limit max GFA for specialised retail premises for mapped E3 Productivity Support areas identified on the LZN map (previous B7 Business Park centres) New Local Provision to limit max GFA for registered clubs, licensed premises and recreation facilities (indoor) for mapped E1 Local Centre areas (previous B1 Neighbourhood Centre) Amend Local Provision to set max GFA for retail premises in certain E1 Local Centre land (previous B1 Neighbourhood Centre) and set a new 	<p>B5 No longer Permissible:</p> <ul style="list-style-type: none"> Car parks Electricity generating works <p>B5 Newly Permissible:</p> <ul style="list-style-type: none"> Animal boarding or training establishments Boat building and repair facilities Function centres Mortuaries Pond-based aquaculture Recreation facilities (major) Recreation facilities (outdoor) <p>B6 No longer Permissible:</p> <ul style="list-style-type: none"> Amusement centres Car parks Entertainment facilities Farm buildings Registered clubs Tourist and visitor accommodation <p>B6 Newly Permissible:</p> <ul style="list-style-type: none"> Animal boarding or training establishments Bed and breakfast accommodation Boat building and repair facilities Farm stay accommodation Industrial retail outlets

<p>villages; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Function centres; Heavy industrial storage establishments; Helipads; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Tourist and visitor accommodation; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities</p> <p>B6 Permissible with consent Business premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Restaurants or cafes; Rural supplies; Seniors housing; Shop top housing; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Waste or resource transfer stations; Warehouse or distribution centres; Water reticulation systems; Any other development not specified in item 2 or 4</p>	<p>Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Restaurants or cafes Rural supplies Seniors housing Service stations Shop top housing Specialised retail premises Storage premises Take away food and drink premises Tank-based aquaculture Timber yards Vehicle body repair workshops Vehicle repair stations Vehicle sales or hire premises Veterinary hospitals Warehouse or distribution centres Waste or resource transfer stations Water reticulation systems Wholesale supplies Any other development not specified in item 2 or 4</p> <p>E3 Prohibited Advertising structures Agriculture Air transport facilities Airstrips Amusement centres Boat launching ramps</p>	<p>limit of one pub or recreation facility (indoor)</p>	<ul style="list-style-type: none"> - Mortuaries - Pond-based aquaculture - Recreation facilities (indoor) - Recreation facilities (major) - Recreation facilities (outdoor) - Research stations <p>B7 No longer Permissible:</p> <ul style="list-style-type: none"> - Nil <p>B7 Newly Permissible:</p> <ul style="list-style-type: none"> - Animal boarding or training establishments - Boat building and repair facilities - Function centres - Mortuaries - Pond-based aquaculture - Recreation facilities (major) - Recreation facilities (outdoor)
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>B6 Prohibited Advertising structures; Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Bed and breakfast accommodation; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm stay accommodation; Flood mitigation works; Forestry; Heavy industrial storage establishments; Helipads; Home occupations (sex services); Industrial retail outlets; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities</p> <p>B7 Permissible with consent Business premises; Centre-based child care facilities; Garden centres; Hardware and</p>	<p>Boat sheds Camping grounds Car parks Caravan parks Cemeteries Charter and tourism boating facilities Commercial premises Correctional centres Crematoria Eco-tourist facilities Electricity generating works Entertainment facilities Exhibition homes Exhibition villages Extractive industries Farm buildings Flood mitigation works Forestry Heavy industrial storage establishments Helipads Home occupations (sex services) Industries Jetties Marinas Mooring pens Moorings Open cut mining Registered clubs Residential accommodation Restricted premises Rural industries Sewerage systems Sex services premises</p>		
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

<p>building supplies; Light industries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Restaurants or cafes; Rural supplies; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Waste or resource transfer stations; Water reticulation systems; Any other development not specified in item 2 or 4</p> <p>B7 Prohibited</p> <p>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; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Function centres; Heavy industrial storage establishments; Helipads; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation;</p>	<p>Tourist and visitor accommodation Waste or resource management facilities Water recreation structures Water supply systems Wharf or boating facilities</p>		
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

Restricted premises; Rural industries; Sewerage systems; Sex services premises; Tourist and visitor accommodation; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities			
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--	--

LGA: Dungog – Dungog LEP 2014

No B5/B6/B7 Zones

LGA: Edward River – Conargo LEP 2013

NO B5/B6/B7 ZONES

LGA: Edward River – Deniliquin LEP 2013

NOT INCLUDED IN EXHIBITION

LGA: Eurobodalla – Eurobodalla LEP 2012

Current Zone	Future Zone	Translation summary	Changes
<p>B5 Permissible with consent Centre-based child care facilities; Educational establishments; Funeral homes; Garden centres; Hardware and building supplies; Highway service centres; Landscaping material supplies; Light industries; Kiosks; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Public administration buildings; Research stations; Respite day care centres; Roads; Service stations; Shops; Specialised retail premises; Take away food and drink premises; Tank-based aquaculture; Transport depots; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B5 Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Camping grounds; Caravan parks; Eco-tourist facilities; Entertainment facilities; Extractive industries; Farm buildings; General industries; Heavy industrial storage establishments; Heavy industries; Office premises; Open cut mining; Pond-based aquaculture; Residential accommodation;</p>	<p>E3 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 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</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) Land use permissibility expanded consistent with intent of the reform Objectives amended to reflect strategic intent of zones with minor changes to local objective 	<p>B5 No longer Permissible:</p> <ul style="list-style-type: none"> Nil <p>B5 Newly Permissible:</p> <ul style="list-style-type: none"> Animal boarding or training establishments Office premises Pond-based aquaculture Vehicle body repair workshops

<p>Tourist and visitor accommodation; Vehicle body repair workshops</p>	<p>Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Roads 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</p> <p>E3 Prohibited Agriculture Air transport facilities Airstrips Amusement centres Camping grounds Caravan parks Eco-tourist facilities Entertainment facilities Extractive industries</p>		
-------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	<p>Farm buildings</p> <p>General industries</p> <p>Heavy industrial storage establishments</p> <p>Heavy industries</p> <p>Open cut mining</p> <p>Residential accommodation</p> <p>Tourist and visitor accommodation</p>		
--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

LGA: Fairfield – Fairfield LEP 2013

Current Zone	Future Zone	Translation summary	Changes
<p>B5 Permissible with consent Centre-based child care facilities; Funeral homes; Garden centres; Hardware and building supplies; Kiosks; Landscaping material supplies; Light industries; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Respite day care centres; Roads; 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</p> <p>B5 Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads;</p>	<p>E3 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 Home industries Hotel or motel accommodation Industrial retail outlets Industrial training facilities Information and education facilities Kiosks Landscaping material supplies Light industries Local distribution premises Markets Mortuaries Neighbourhood shops Office premises Oyster aquaculture Passenger transport facilities Places of public worship Plant nurseries</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) with the following exceptions All land currently zoned B5 Business Development proposed to be zoned E4 General Industrial Land use permissibility expanded consistent with intent of the reform Objectives amended to reflect strategic intent of zones with changes to local objective New Local Provision - will ensure the scale of development and diversity of uses is considered for small centres. The provision will include a 10% of ground floor GFA cap on the following uses: amusement centres, function centres, garden centres, hardware & building supplies, local distribution centres, markets, medical centres, specialised retail premises, vehicle sales & hire premises, vehicle repair stations New Schedule 1 Additional Permitted Use - to permit registered clubs in certain areas zoned E1 Local Centre New Schedule 1 Additional Permitted Use - to permit specialised retail premises and registered clubs on land currently zoned B5 Business 	<p>B5 No longer Permissible:</p> <ul style="list-style-type: none"> Retail premises <p>B5 Newly Permissible:</p> <ul style="list-style-type: none"> Animal boarding or training establishments Boat building and repair facilities Depots Function centres Home-based child care Home industries Home occupations Pond-based aquaculture Recreation facilities (major) Research stations <p>B6 No longer Permissible:</p> <ul style="list-style-type: none"> Biosolids treatment facilities Commercial premises <p>B6 Newly Permissible:</p> <ul style="list-style-type: none"> Animal boarding or training establishments Boat building and repair facilities Depots Function centres Industrial training facilities Mortuaries Pond-based aquaculture

<p>Home-based child care; Home businesses; Home industries; Home occupations; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture; Recreation facilities (major); Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Sewage treatment plants; Sex services premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities</p> <p>B6 Permissible with consent Business premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Kiosks; Landscaping material supplies; Light industries; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Roads; Shop top housing; 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</p> <p>B6 Prohibited</p>	<p>Recreation areas Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Roads 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</p> <p>E3 Prohibited Agriculture Air transport facilities Airstrips Amusement centres Biosolids treatment facilities Biosolids treatment plants Boat launching ramps Boat sheds</p>	<p>Development and proposed to be zoned E4 General Industrial</p>	<ul style="list-style-type: none"> - Recreation facilities (major) - Research stations - Storage premises - Vehicle body repair workshops - Vehicle repair stations
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment plants; 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; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Home businesses; Home occupations (sex services); Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture; Recreation facilities (major); Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Retail premises; Rural industries; Sewage treatment plants; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities</p>	<p>Camping grounds Caravan parks Cemeteries Charter and tourism boating facilities Commercial premises Correctional centres Crematoria Eco-tourist facilities Entertainment facilities Environmental facilities Exhibition homes Exhibition villages Extractive industries Farm buildings Forestry Freight transport facilities Heavy industrial storage establishments Helipads Home businesses Home occupations (sex services) Industries Jetties Marinas Mooring pens Moorings Open cut mining Residential accommodation Resource recovery facilities Restricted premises Retail premises Rural industries Sewage treatment plants Sex services premises</p>		
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	<p>Tourist and visitor accommodation</p> <p>Transport depots</p> <p>Truck depots</p> <p>Waste disposal facilities</p> <p>Water recreation structures</p> <p>Water recycling facilities</p> <p>Water supply systems</p> <p>Wharf or boating facilities</p>		
--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

LGA: Federation – Corowa LEP 2012

Current Zone	Future Zone	Translation summary	Changes
<p>B6 Permissible with consent Backpackers' accommodation; Business premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Serviced apartments; Shop top housing; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B6 Prohibited Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Camping grounds; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Home occupations (sex services); Industrial training facilities; Industries; Jetties; Marinas; Mooring pens;</p>	<p>E3 Permitted with Consent Animal boarding or training establishments Backpackers' accommodation Boat building and repair facilities Business premises Centre-based child care facilities Community facilities Depots Function centres Garden centres Hardware and building supplies Home industries Hotel or motel accommodation Industrial retail outlets Industrial training facilities Information and education facilities 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)</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) Land use permissibility expanded consistent with intent of the reform Objectives amended to reflect strategic intent of zones with local objectives retained 	<p>B6 No longer Permissible:</p> <ul style="list-style-type: none"> Sewerage systems <p>B6 Newly Permissible:</p> <ul style="list-style-type: none"> Animal boarding or training establishments Biosolids treatment facilities Industrial training facilities Pond-based aquaculture Recreation facilities (major) Vehicle body repair workshops Water recycling facilities

<p>Moorings; Open cut mining; Pond-based aquaculture Recreation facilities (major); Residential accommodation; Resource recovery facilities; Roadside stalls; Rural industries; Sewage treatment plants; Sex services premises; Shops; Tourist and visitor accommodation; Vehicle body repair workshops; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water treatment facilities; Wharf or boating facilities</p>	<p>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</p> <p>E3 Prohibited Agriculture Air transport facilities Airstrips Boat launching ramps Boat sheds Camping grounds Cellar door premises Cemeteries Charter and tourism boating facilities Correctional centres</p>		
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	<p>Crematoria</p> <p>Eco-tourist facilities</p> <p>Electricity generating works</p> <p>Exhibition homes</p> <p>Exhibition villages</p> <p>Extractive industries</p> <p>Farm buildings</p> <p>Forestry</p> <p>Freight transport facilities</p> <p>Heavy industrial storage establishments</p> <p>Home occupations (sex services)</p> <p>Industries</p> <p>Jetties</p> <p>Marinas</p> <p>Mooring pens</p> <p>Moorings</p> <p>Open cut mining</p> <p>Residential accommodation</p> <p>Resource recovery facilities</p> <p>Roadside stalls</p> <p>Rural industries</p> <p>Sewerage systems</p> <p>Sex services premises</p> <p>Shops</p> <p>Tourist and visitor accommodation</p> <p>Waste disposal facilities</p> <p>Water recreation structures</p> <p>Water treatment facilities</p> <p>Wharf or boating facilities</p>		
--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

LGA: Federation – Urana LEP 2011

NO B5/B6/B7 ZONES

LGA: Forbes – Forbes LEP 2013

Current Zone	Future Zone	Translation summary	Changes
<p>B5 Permissible with consent Centre-based child care facilities; Funeral homes; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Self-storage units; Specialised retail premises; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B5 Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat launching ramps; Boat building and repair facilities; Boat sheds; Business premises; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Heavy industrial storage establishments; Helipads; Home-based child care; Home businesses; Home industries; Home occupations; Home</p>	<p>E3 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 Home industries Hotel or motel accommodation Industrial retail outlets Industrial training facilities Information and education facilities Landscaping material supplies Light industries Local distribution premises Markets Mortuaries Neighbourhood shops Office premises Oyster aquaculture Passenger transport facilities Places of public worship Plant nurseries Pond-based aquaculture</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) with the following exceptions Jones Street, Newell Hwy via Lynette Street, Young Street and Young Lane proposed to be zoned E3 Productivity Support Show Street proposed to be zoned MU1 Mixed Use. New MU1 Mixed Use land use table created Land use permissibility expanded consistent with intent of the reform Objectives amended to reflect strategic intent of zones with minor changes to local objective 	<p>B5 No longer Permissible:</p> <ul style="list-style-type: none"> Industries <p>B5 Newly Permissible:</p> <ul style="list-style-type: none"> Animal boarding or training establishments Boat building and repair facilities Business premises Function centres Industrial training facilities Industries Information and education facilities Office premises Pond-based aquaculture Recreation facilities (major) Research stations Sex services premises Storage premises Vehicle body repair workshops

<p>occupations (sex services); Industrial training facilities; Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Office premises; Open cut mining; Pond-based aquaculture Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Roadside stalls; Rural industries; Sewage treatment plants; Sex services premises; Storage premises; Tourist and visitor accommodation; Vehicle body repair workshops; Waste disposal facilities; Water recreation structures; Water supply systems; Wharf or boating facilities</p>	<p>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</p> <p>E3 Prohibited Agriculture Air transport facilities Airstrips Amusement centres Biosolids treatment facilities Boat launching ramps Boat sheds Camping grounds Caravan parks Cemeteries</p>		
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	<p>Correctional centres</p> <p>Crematoria</p> <p>Eco-tourist facilities</p> <p>Electricity generating works</p> <p>Entertainment facilities</p> <p>Exhibition homes</p> <p>Exhibition villages</p> <p>Extractive industries</p> <p>Farm buildings</p> <p>Forestry</p> <p>Heavy industrial storage establishments</p> <p>Helipads</p> <p>Home businesses</p> <p>Home occupations</p> <p>Home occupations (sex services)</p> <p>Home-based child care</p> <p>Industries</p> <p>Jetties</p> <p>Marinas</p> <p>Mooring pens</p> <p>Moorings</p> <p>Open cut mining</p> <p>Registered clubs</p> <p>Residential accommodation</p> <p>Resource recovery facilities</p> <p>Roadside stalls</p> <p>Rural industries</p> <p>Sewage treatment plants</p> <p>Tourist and visitor accommodation</p> <p>Waste disposal facilities</p> <p>Water recreation structures</p>		
--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	Water supply systems Wharf or boating facilities		
--	-----------------------------------------------------	--	--

LGA: Georges River – Georges River LEP 2021

Current Zone	Future Zone	Translation summary	Changes
<p>B6 Permissible with consent Business premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Roads; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B6 Prohibited Agriculture; Air transport facilities; Airstrips; Attached dwellings; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Dual occupancies; Dwelling houses; Early education and care facilities; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; General industries; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Jetties; Marinas;</p>	<p>E1 Permitted with Consent Amusement centres Bed and breakfast accommodation Boarding houses Building identification signs Business identification signs Centre-based child care facilities Commercial premises Community facilities Educational establishments Entertainment facilities Function centres Home businesses Home industries Hotel or motel accommodation Information and education facilities Local distribution premises Medical centres Oyster aquaculture Places of public worship Public administration buildings Recreation areas Recreation facilities (indoor) Serviced apartments Respite day care centres Roads Service stations Shop top housing Tank-based aquaculture</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) with one exception B6 Enterprise Corridor area on Princes Highway adjacent to E1 Local Centre zoned centre Land use permissibility expanded consistent with intent of the reform Objectives amended to reflect strategic intent of zones New Schedule 1 - Additional Permitted Uses to manage existing use rights for E1 Local Centre previously zones B6 Enterprise Corridor 	<p>B6 No longer Permissible:</p> <ul style="list-style-type: none"> High technology industries Storage premises Vehicle repair stations Warehouse or distribution centres Wholesale supplies <p>B6 Newly Permissible:</p> <ul style="list-style-type: none"> Cellar door premises Early education and care facilities Restricted premises Roadside stalls Rural supplies Timber yards

<p>Mooring pens; Moorings; Multi dwelling housing; Open cut mining; Pond-based aquaculture; Port facilities; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential flat buildings; Restricted premises; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Secondary dwellings; Semi-detached dwellings; Sewerage systems; Sex services premises; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities</p>	<p>Veterinary hospitals Any other development not specified in item 2 or 4</p> <p>E1 Prohibited</p> <p>Agriculture Air transport facilities Airstrips Attached dwellings Boat building and repair facilities Boat launching ramps Boat sheds Camping grounds Caravan parks Cemeteries Charter and tourism boating facilities Correctional centres Crematoria Depots Dual occupancies Dwelling houses Eco-tourist facilities Exhibition homes Exhibition villages Extractive industries Farm buildings Forestry Freight transport facilities General industries Heavy industrial storage establishments Heavy industries Helipads High technology industries</p>		
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	<p>Highway service centres</p> <p>Home occupations (sex services)</p> <p>Industrial retail outlets</p> <p>Industrial training facilities</p> <p>Jetties</p> <p>Marinas</p> <p>Mooring pens</p> <p>Moorings</p> <p>Multi dwelling housing</p> <p>Open cut mining</p> <p>Pond-based aquaculture</p> <p>Port facilities</p> <p>Recreation facilities (major)</p> <p>Recreation facilities (outdoor)</p> <p>Research stations</p> <p>Residential flat buildings</p> <p>Rural industries</p> <p>Rural workers' dwellings</p> <p>Secondary dwellings</p> <p>Semi-detached dwellings</p> <p>Sewerage systems</p> <p>Sex services premises</p> <p>Storage premises</p> <p>Tourist and visitor accommodation</p> <p>Transport depots</p> <p>Truck depots</p> <p>Vehicle body repair workshops</p> <p>Vehicle repair stations</p> <p>Warehouse or distribution centres</p> <p>Waste or resource management facilities</p> <p>Water recreation structures</p> <p>Water supply systems</p>		
--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	Wharf or boating facilities Wholesale supplies		
--	---------------------------------------------------	--	--

LGA: Gilgandra – Gilgandra LEP 2011

Current Zone	Future Zone	Translation summary	Changes
<p>B6 Permissible with consent Business premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Tank-based aquaculture; Warehouse or distribution centres; Water recycling facilities; Any other development not specified in item 2 or 4</p> <p>B6 Prohibited Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Attached dwellings; Biosolids treatment facilities; Boarding houses; Boat building and repair facilities; Cellar door premises; Cemeteries; Correctional centres; Crematoria; Dual occupancies; Dwelling houses; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Hostels; Industrial training facilities; Industries; Open cut mining; Pond-based aquaculture Recreation facilities (major); Resource recovery facilities; Rural industries; Rural workers' dwellings;</p>	<p>E3 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 Home industries 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</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) Land use permissibility expanded consistent with intent of the reform Objectives amended to reflect strategic intent of zones with minor changes to local objective 	<p>B6 No longer Permissible:</p> <ul style="list-style-type: none"> Nil <p>B6 Newly Permissible:</p> <ul style="list-style-type: none"> Animal boarding or training establishments Boat building and repair facilities Industrial training facilities Pond-based aquaculture Recreation facilities (major) Vehicle body repair workshops

<p>Secondary dwellings; Semi-detached dwellings; Sewage treatment plants; Shops; Vehicle body repair workshops; Waste disposal facilities; Water treatment facilities; Wharf or boating facilities</p>	<p>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</p> <p>E3 Prohibited Agriculture Air transport facilities Airstrips Attached dwellings Biosolids treatment facilities Boarding houses Cellar door premises Cemeteries Correctional centres Crematoria Dual occupancies</p>		
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	<p>Dwelling houses</p> <p>Exhibition villages</p> <p>Extractive industries</p> <p>Farm buildings</p> <p>Farm stay accommodation</p> <p>Forestry</p> <p>Freight transport facilities</p> <p>Heavy industrial storage establishments</p> <p>Hostels</p> <p>Industries</p> <p>Open cut mining</p> <p>Resource recovery facilities</p> <p>Rural industries</p> <p>Rural workers' dwellings</p> <p>Secondary dwellings</p> <p>Semi-detached dwellings</p> <p>Sewage treatment plants</p> <p>Shops</p> <p>Waste disposal facilities</p> <p>Water treatment facilities</p> <p>Wharf or boating facilities</p>		
--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

LGA: Glen Innes Severn – Glen Innes Severn LEP 2012

Current Zone	Future Zone	Translation summary	Changes
<p>B6 Permissible with consent Agricultural produce industries; Business premises; Community facilities; Garden centres; General industries; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Liquid fuel depots; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Restaurants or cafes; Roads; Rural supplies; Shop top housing; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B6 Prohibited Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Commercial premises; Correctional centres; Eco-tourist facilities; Environmental facilities; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Heavy industrial</p>	<p>E3 Permitted with Consent Agricultural produce industries 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 General industries Hardware and building supplies Home industries Hotel or motel accommodation Industrial retail outlets Industrial training facilities Information and education facilities Landscaping material supplies Light industries Liquid fuel depots Local distribution premises Markets Mortuaries Neighbourhood shops Office premises Oyster aquaculture Passenger transport facilities</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) Land use permissibility expanded consistent with intent of the reform Objectives amended to reflect strategic intent of zones with local objectives retained 	<p>B6 No longer Permissible:</p> <ul style="list-style-type: none"> Nil <p>B6 Newly Permissible:</p> <ul style="list-style-type: none"> Animal boarding or training establishments Bed and breakfast accommodation Centre-based child care facilities Recreation areas Respite day care centres Serviced apartments; Storage premises

<p>storage establishments; Helipads; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture Recreation areas; Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Serviced apartments; Storage premises; Waste disposal facilities; Wharf or boating facilities</p>	<p>Places of public worship Plant nurseries Recreation areas Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Restaurants or cafes Roads Rural supplies Service stations Shop top housing Specialised retail premises Storage premises Take away food and drink premises Tank-based aquaculture Timber yards Tourist and visitor accommodation Vehicle body repair workshops Vehicle repair stations Vehicle sales or hire premises Veterinary hospitals Warehouse or distribution centres Wholesale supplies Any other development not specified in item 2 or 4</p> <p>E3 Prohibited Agriculture Air transport facilities Airstrips Boat launching ramps</p>		
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	<p>Boat sheds</p> <p>Camping grounds</p> <p>Caravan parks</p> <p>Cemeteries</p> <p>Charter and tourism boating facilities</p> <p>Commercial premises</p> <p>Correctional centres</p> <p>Eco-tourist facilities</p> <p>Environmental facilities</p> <p>Extractive industries</p> <p>Farm buildings</p> <p>Farm stay accommodation</p> <p>Forestry</p> <p>Heavy industrial storage establishments</p> <p>Helipads</p> <p>Home businesses</p> <p>Home occupations</p> <p>Home occupations (sex services)</p> <p>Home-based child care</p> <p>Industries</p> <p>Jetties</p> <p>Marinas</p> <p>Mooring pens</p> <p>Moorings</p> <p>Open cut mining</p> <p>Pond-based aquaculture</p> <p>Registered clubs</p> <p>Residential accommodation</p> <p>Restricted premises</p> <p>Rural industries</p> <p>Waste disposal facilities</p> <p>Wharf or boating facilities</p>		
--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

LGA: Goulburn Mulwaree – Goulburn Mulwaree LEP 2009

Current Zone	Future Zone	Translation summary	Changes
<p>B6 Permissible with consent Agricultural produce industries; Business premises; Commercial premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B6 Prohibited Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Heavy industrial storage establishments; Helipads; Home-based child care; Home businesses; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture</p>	<p>E3 Permitted with Consent Agricultural produce industries Animal boarding or training establishments Boat building and repair facilities Building identification signs Business identification signs Business premises Centre-based child care facilities Commercial premises Community facilities Depots Early education and care facilities Function centres Garden centres Hardware and building supplies Home industries 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</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) Land use permissibility expanded consistent with intent of the reform Residential flat buildings proposed to be permitted in E2 Commercial Centre zone Objectives amended to reflect strategic intent of zones with changes to local objectives Amend Local Provision Clause 7.5 Active Street Frontage to primarily remove reference to MU1 Mixed Use and add new objectives New Schedule 1 - Additional Permitted Uses - certain land in Wayo Street, Murac Street and Maud Streets Goulburn - dwelling house, home occupation and home business is permitted with development consent New Schedule 1 - Additional Permitted Uses - 195 Sloane Street and Blackshaw Road, Goulburn - freight transport facility is permitted with development consent 	<p>B6 No longer Permissible:</p> <ul style="list-style-type: none"> Nil <p>B6 Newly Permissible:</p> <ul style="list-style-type: none"> Animal boarding or training establishments Pond-based aquaculture Recreation facilities (major);

<p>Recreation facilities (major); Residential accommodation; Rural industries; Sewage treatment plants; Sex services premises; Waste or resources management facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities</p>	<p>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</p> <p>E3 Prohibited Agriculture Air transport facilities Airstrips Biosolids treatment facilities Boat launching ramps Boat sheds Camping grounds Caravan parks</p>		
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	<p>Cellar door premises</p> <p>Cemeteries</p> <p>Charter and tourism boating facilities</p> <p>Correctional centres</p> <p>Crematoria</p> <p>Electricity generating works</p> <p>Exhibition homes</p> <p>Exhibition villages</p> <p>Extractive industries</p> <p>Farm buildings</p> <p>Forestry</p> <p>Heavy industrial storage establishments</p> <p>Helipads</p> <p>Home-based child care</p> <p>Home businesses</p> <p>Home occupations (sex services)</p> <p>Industries</p> <p>Jetties</p> <p>Marinas</p> <p>Mooring pens</p> <p>Moorings</p> <p>Open cut mining</p> <p>Residential accommodation</p> <p>Rural industries</p> <p>Sewage treatment plants</p> <p>Sex services premises</p> <p>Waste or resources management facilities</p> <p>Water recreation structures</p> <p>Water recycling facilities</p> <p>Water supply systems</p> <p>Wharf or boating facilities</p>		
--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

LGA: Greater Hume Shire – Greater Hume LEP 2012

No B5/B6/B7 Zones

LGA: Griffith – Griffith LEP 2014

Current Zone	Future Zone	Translation summary	Changes
<p>B6 Permissible with consent Business premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Roads; Seniors housing; Shop top housing; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B6 Prohibited Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Camping grounds; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Group homes; Heavy industrial storage establishments; Home occupations (sex services); Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture Residential</p>	<p>E3 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 Home industries 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</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) with one exception Land currently zoned B7 Business Park proposed to be zoned E4 General Industrial at Wakaden Street, Griffith Land use permissibility expanded consistent with intent of the reform Shops previously permissible in B6 Enterprise Corridor now prohibited in E3 Productivity Support Objectives amended to reflect strategic intent of zones with some changes to local objectives 	<p>B6 No longer Permissible:</p> <ul style="list-style-type: none"> Caravan parks Helipads Roadside stalls Tourist and visitor accommodation <p>B6 Newly Permissible:</p> <ul style="list-style-type: none"> Animal boarding or training establishments Farm stay accommodation Industrial training facilities <p>B7 No longer Permissible:</p> <ul style="list-style-type: none"> Sex services premises Shops <p>B7 Newly Permissible:</p> <ul style="list-style-type: none"> Animal boarding or training establishments Boat building and repair facilities Highway service centres Home-based child care Home businesses; Home occupations Mortuaries

<p>accommodation; Resource recovery facilities; Restricted premises; Sewage treatment plants; Sex services premises; Shops; Waste disposal facilities; Water recreation structures; Water treatment facilities; Wharf or boating facilities</p> <p>B7 Permissible with consent Centre-based child care facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Light industries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Roads; Serviced apartments; Shops; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B7 Prohibited Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Group homes; Heavy industrial storage establishments; Helipads; Highway</p>	<p>Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Roads Rural supplies Seniors housing 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</p> <p>E3 Prohibited Agriculture Air transport facilities Airstrips Biosolids treatment facilities Boat launching ramps Boat sheds Camping grounds</p>		
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

<p>service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture Residential accommodation; Resource recovery facilities; Restricted premises; Roadside stalls; Sewage treatment plants; Tourist and visitor accommodation; Veterinary hospitals; Waste disposal facilities; Water recreation structures; Water treatment facilities; Wharf or boating facilities</p>	<p>Caravan parks Cemeteries Charter and tourism boating facilities Correctional centres Crematoria Eco-tourist facilities Electricity generating works Exhibition homes Exhibition villages Extractive industries Farm buildings Forestry Freight transport facilities Group homes Heavy industrial storage establishments Helipads Home occupations (sex services) Industries Jetties Marinas Mooring pens Moorings Open cut mining Pond-based aquaculture Residential accommodation Resource recovery facilities Restricted premises Roadside stalls Sewage treatment plants Sex services premises Shops Tourist and visitor accommodation Waste disposal facilities</p>		
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	Water recreation structures Water treatment facilities Wharf or boating facilities		
--	------------------------------------------------------------------------------------------	--	--

LGA: Gunnedah – Gunnedah LEP 2012

Current Zone	Future Zone	Translation summary	Changes
<p>B5 Permissible with consent Centre-based child care facilities; Garden centres; Hardware and building supplies; Landscaping material supplies; Light industries; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Shop top housing; Specialised retail premises; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B5 Prohibited Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Bed and breakfast accommodation; Biosolids treatment facilities; Cellar door premises; Cemeteries; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Exhibition homes; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Heavy industrial storage establishments; Home industries; Home occupations (sex services); Industrial training facilities; Industries; Marinas; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture Recreation facilities (major); Recreation facilities (outdoor); Residential accommodation;</p>	<p>E3 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 Home industries 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</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) Land use permissibility expanded consistent with intent of the reform Objectives amended to reflect strategic intent of zones with some changes to local objectives 	<p>B5 No longer Permissible:</p> <ul style="list-style-type: none"> Nil <p>B5 Newly Permissible:</p> <ul style="list-style-type: none"> Animal boarding or training establishments Home industries Industrial training facilities Pond-based aquaculture Recreation facilities (major); Recreation facilities (outdoor); Storage premises <p>B6 No longer Permissible:</p> <ul style="list-style-type: none"> Car parks Educational establishments Emergency services facilities Flood mitigation works Freight transport facilities Health services facilities Public administration buildings Sewage reticulation systems Signage Waste or resource transfer stations Water supply systems Wharf or boating facilities

<p>Restricted premises; Roadside stalls; Rural industries; Sewage treatment plants; Sex services premises; Storage premises; Waste disposal facilities; Water recycling facilities; Water treatment facilities; Wharf or boating facilities</p> <p>B6 Permissible with consent Business premises: Car parks; Community facilities; Depots; Educational establishments; Emergency services facilities; Flood mitigation works; Freight transport facilities; Garden centres; Hardware and building supplies; Health services facilities; Hotel or motel accommodation; Industrial retail outlets; Landscaping material supplies; Light industries; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Public administration buildings; Sewage reticulation systems; Signage; Specialised retail premises; Storage premises; Tank-based aquaculture; Warehouse or distribution centres; Waste or resource transfer stations; Water supply systems; Wharf or boating facilities</p> <p>B6 Prohibited Pond-based aquaculture; Any other development not specified in item 2 or 3</p>	<p>Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Rural supplies Service stations Shop top housing Specialised retail premises Storage premises Take away food and drink premises Tank-based aquaculture Timber yards Vehicle body repair workshops Vehicle repair stations Vehicle sales or hire premises Veterinary hospitals Warehouse or distribution centres Wholesale supplies Any other development not specified in item 2 or 4</p> <p>E3 Prohibited Agriculture Air transport facilities Airstrips Bed and breakfast accommodation Biosolids treatment facilities Cellar door premises Cemeteries Correctional centres Crematoria Eco-tourist facilities</p>		<p>B6 Newly Permissible:</p> <ul style="list-style-type: none"> - Animal boarding or training establishments - Boat building and repair facilities - Centre-based child care facilities - Function centres - Home industries - Industrial training facilities - Information and education facilities - Local distribution premises - Markets - Mortuaries - Neighbourhood shops - Places of public worship - Recreation areas - Recreation facilities (indoor) - Recreation facilities (major) - Recreation facilities (outdoor) - Research stations - Respite day care centres - Rural supplies - Service stations - Shop top housing - Take away food and drink premise - Timber yards - Vehicle body repair workshops - Vehicle repair stations - Vehicle sales or hire premises - Veterinary hospitals - Wholesale supplies
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	<p>Electricity generating works</p> <p>Exhibition homes</p> <p>Extractive industries</p> <p>Farm buildings</p> <p>Farm stay accommodation</p> <p>Forestry</p> <p>Heavy industrial storage establishments</p> <p>Home occupations (sex services)</p> <p>Industries</p> <p>Marinas</p> <p>Mooring pens</p> <p>Moorings</p> <p>Open cut mining</p> <p>Residential accommodation</p> <p>Restricted premises</p> <p>Roadside stalls</p> <p>Rural industries</p> <p>Sewage treatment plants</p> <p>Sex services premises</p> <p>Waste disposal facilities</p> <p>Water recycling facilities</p> <p>Water treatment facilities</p> <p>Wharf or boating facilities</p>		
--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

LGA: Gwydir – Gwydir LEP 2013

No B5/B6/B7 Zones

LGA: Hawkesbury – Hawkesbury LEP 2012

Current Zone	Future Zone	Translation summary	Changes
<p>B5 Permissible with consent Centre-based child care facilities; Funeral homes; Garden centres; Hardware and building supplies; Landscaping material supplies; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Roads; Specialised retail premises; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B5 Prohibited Airports; Airstrips; Amusement centres; Biosolids treatment facilities; Boat sheds; Business premises; Camping grounds; Car parks; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; General industries; Hazardous storage establishments; Heavy industries; Highway service centres; Home businesses; Home-based child care; Home industries; Home occupations (sex services); Intensive livestock agriculture; Intensive plant agriculture; Jetties; Kiosks; Marinas; Markets; Moorings; Offensive storage establishments; Office premises; Pond-</p>	<p>E3 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)</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) with the following exceptions Land in the Windsor Town Centre proposed to be zoned E2 Commercial Centre Land in the Richmond Town Centre proposed to be zoned E2 Commercial Centre Land use permissibility expanded consistent with intent of the reform Objectives amended to reflect strategic intent of zones with minor changes to local objectives 	<p>B5 No longer Permissible:</p> <ul style="list-style-type: none"> Correctional centres Crematoria Extensive agriculture Extractive industries Freight transport facilities Heavy industrial storage establishments Open cut mining Rural industries Transport depot <p>B5 Newly Permissible:</p> <ul style="list-style-type: none"> Business premises Hazardous storage establishments Home industries Markets Offensive storage establishments Office premises Pond-based aquaculture Recreation facilities (major) Research stations Sawmill or log processing works Vehicle body repair workshops; <p>B6 No longer Permissible:</p> <ul style="list-style-type: none"> Amusement centres Camping grounds Car parks

<p>based aquaculture Recreation facilities (major); Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Roadside stalls; Sawmill or log processing works; Sewage treatment plants; Sex services premises; Shops; Tourist and visitor accommodation; Vehicle body repair workshops; Waste disposal facilities; Water recreation structures; Water storage facilities; Water treatment facilities; Wholesale supplies; Water recycling facilities</p> <p>B6 Permissible with consent Business premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Roads; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B6 Prohibited Airports; Airstrips; Backpackers' accommodation; Bed and breakfast accommodation; Biosolids treatment facilities; Boat building and repair facilities; Boat sheds; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria;</p>	<p>Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Roads 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</p> <p>E3 Prohibited Airports Airstrips Amusement centres Biosolids treatment facilities Boat sheds Camping grounds Car parks Caravan parks Cellar door premises Cemeteries Charter and tourism boating facilities</p>		<ul style="list-style-type: none"> - Caravan parks - Exhibition homes - Exhibition villages - Home businesses - Restricted premises - Tourist and visitor accommodation <p>B6 Newly Permissible:</p> <ul style="list-style-type: none"> - Backpackers' accommodation - Bed and breakfast accommodation - Boat building and repair facilities - Depots - Farm stay accommodation - Markets - Pond-based aquaculture - Recreation facilities (major) - Research stations - Storage premises - Vehicle body repair workshops
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>Depots; Extensive agriculture; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; General industries; Heavy industrial storage establishments; Heavy industries; Highway service centres; Home-based child care; Home occupations (sex services); Intensive livestock agriculture; Intensive plant agriculture; Jetties; Marinas; Markets; Moorings; Open cut mining; Pond-based aquaculture Recreation facilities (major); Research stations; Residential accommodation; Resource recovery facilities; Roadside stalls; Rural industries; Sewage treatment plants; Sex services premises; Shops; Storage premises; Transport depots; Vehicle body repair workshops; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water storage facilities; Water treatment facilities</p>	<p>Correctional centres Crematoria Exhibition homes Exhibition villages Extensive agriculture Extractive industries Farm buildings Forestry Freight transport facilities General industries Heavy industrial storage establishments Heavy industries Highway service centres Home businesses Home occupations (sex services) Home-based child care Intensive livestock agriculture Intensive plant agriculture Jetties Kiosks Marinas Moorings Open cut mining Residential accommodation Resource recovery facilities Restricted premises Roadside stalls Rural industries Sewage treatment plants Sex services premises Shops Tourist and visitor accommodation Transport depots</p>		
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	Waste disposal facilities Water recreation structures Water recycling facilities Water storage facilities Water treatment facilities		
--	--------------------------------------------------------------------------------------------------------------------------------------------------	--	--

LGA: Hay – Hay LEP 2012

NO B5/B6/B7 ZONES

LGA: Hilltops – Boorowa LEP 2012

NO B5/B6/B7 ZONES

LGA: Hilltops – Harden LEP 2011

NO B5/B6/B7 ZONES

LGA: Hornsby – Hornsby LEP 2013

Current Zone	Future Zone	Translation summary	Changes
<p>B6 Permissible with consent Centre-based child care facilities; Food and drink premises; Garden centres; Group homes; Hardware and building supplies; Hotel or motel accommodation; Kiosks; Landscaping material supplies; Light industries; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Respite day care centres; Roads; Shop top housing; Specialised retail premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Water reticulation systems; Any other development not specified in item 2 or 4</p> <p>B6 Prohibited Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy</p>	<p>E3 Permitted with Consent Animal boarding or training establishments Boat building and repair facilities Building identification signs Business identification signs Business premises Centre-based child care facilities Community facilities Depots Food and drink premises Function centres Garden centres Group homes Hardware and building supplies Home industries Hotel or motel accommodation Industrial retail outlets Industrial training facilities Information and education facilities Kiosks Landscaping material supplies Light industries Local distribution premises Markets Mortuaries Neighbourhood shops Office premises Oyster aquaculture Passenger transport facilities</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) Land use permissibility expanded consistent with intent of the reform Objectives amended to reflect strategic intent of zones with some changes to local objectives New Local Provision - sets a maximum non-residential area in E1 Local Centre zone to encourage commercial premises within the zone New Local Provision - Centres hierarchy - to support the character of the centre, the amenity of neighbouring residences and to have regard to the role of the centre within the centres hierarchy New Schedule 1 Additional Permitted Uses - to permit shop top housing in certain land previously zoned B6 Enterprise Corridor 	<p>B6 No longer Permissible:</p> <ul style="list-style-type: none"> Nil <p>B6 Newly Permissible:</p> <ul style="list-style-type: none"> Animal boarding or training establishments Boat building and repair facilities Mortuaries Pond-based aquaculture Research stations Vehicle body repair workshops Wholesale supplies <p>B7 No longer Permissible:</p> <ul style="list-style-type: none"> Tourist and visitor accommodation <p>B7 Newly Permissible:</p> <ul style="list-style-type: none"> Boat building and repair facilities Mortuaries Pond-based aquaculture Research stations Serviced apartments

<p>industrial storage establishments; Helipads; Highway service centres; Home businesses; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture Research stations; Residential accommodation; Resource recovery facilities; Retail premises; Rural industries; Sewage treatment plants; Sex services premises; Tourist and visitor accommodation; Truck depots; Vehicle body repair workshops; Waste disposal facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies</p> <p>B7 Permissible with consent Business premises; Community facilities; Food and drink premises; Garden centres; Group homes; Hardware and building supplies; Hotel or motel accommodation; Kiosks; Landscaping material supplies; Light industries; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Roads; Shop top housing; Specialised retail premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Water reticulation systems; Any other development not specified in item 2 or 4</p> <p>B7 Prohibited</p>	<p>Places of public worship Plant nurseries Recreation areas Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Roads Rural supplies 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 Water reticulation systems Wholesale supplies Any other development not specified in item 2 or 4</p> <p>E3 Prohibited Agriculture Air transport facilities Airstrips Biosolids treatment facilities Boat launching ramps Boat sheds</p>		
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

<p>Agriculture; Air transport facilities; Airstrips; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home businesses; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture Research stations; Residential accommodation; Resource recovery facilities; Retail premises; Rural industries; Serviced apartments; Sewage treatment plants; Sex services premises; Truck depots; Waste disposal facilities; Water recreation structures; Water supply systems; Wharf or boating facilities</p>	<p>Camping grounds Caravan parks Cemeteries Charter and tourism boating facilities Correctional centres Crematoria Eco-tourist facilities Electricity generating works Environmental facilities Exhibition homes Exhibition villages Extractive industries Farm buildings Forestry Freight transport facilities Heavy industrial storage establishments Helipads Highway service centres Home businesses Home occupations (sex services) Industries Jetties Marinas Mooring pens Moorings Open cut mining Residential accommodation Resource recovery facilities Retail premises Rural industries Sewage treatment plants Sex services premises Tourist and visitor accommodation</p>		
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	<p>Truck depots</p> <p>Waste disposal facilities</p> <p>Water recreation structures</p> <p>Water supply systems</p> <p>Wharf or boating facilities</p>		
--	--------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

LGA: Hunters Hill – Hunters Hill LEP 2012

NO B5/B6/B7 ZONES

LGA: Inner West – Ashfield LEP 2013

Current Zone	Future Zone	Translation summary	Changes
<p>B6 Permissible with consent Business identification signs; Business premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Kiosks; Landscaping material supplies; Light industries; Markets; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Pubs; Roads; Shops; Specialised retail premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Water recycling facilities; Any other development not specified in item 2 or 4</p> <p>B6 Prohibited Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service</p>	<p>E3 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 Home industries Hotel or motel accommodation Industrial retail outlets Industrial training facilities Information and education facilities Kiosks Landscaping material supplies Light industries Local distribution premises Markets Mortuaries Neighbourhood shops Office premises Oyster aquaculture Passenger transport facilities Places of public worship Plant nurseries</p>	<ul style="list-style-type: none"> Please note that there is a Comprehensive Local Environmental Plan that has yet to be finalised applying to this LGA. The translation detail as mapped in the spatial viewer is based on the in force Local Environmental Plans not the proposed Local Environmental Plan. This means that some sites identified to be rezoned under the proposed Local Environmental Plan may not be reflected in this translation detail Zone translation generally reflects intent of reform outlined in the EIE with the following exceptions Ashfield town centre to be translated to E2 Commercial Centre Balmain East Campbell St and Cooper St sites currently zoned IN2 Light Industrial to be translated to W4 Working Waterfront Camperdown health and education precinct to be deferred until a later process St Peter's Triangle to be deferred until a later process Land use permissibility expanded consistent with intent of the reform Objectives amended to reflect strategic intent of zones with some changes to local objectives 	<p>B6 No longer Permissible:</p> <ul style="list-style-type: none"> Amusement centres Commercial premises Entertainment facilities General industries Port facilities Registered clubs Tourist and visitor accommodation Waste or resource management facilities Wharf or boating facilities <p>B6 Newly Permissible:</p> <ul style="list-style-type: none"> Animal boarding or training establishments Boat launching ramps Boat sheds Depots Industries Jetties Pond-based aquaculture Recreation facilities (major) Retail premises Vehicle body repair workshops

<p>centres; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture; Recreation facilities (major); Residential accommodation; Resource recovery facilities; Restricted premises; Retail premises; Rural industries; Sewage treatment plants; Sex services premises; Signage; Transport depots; Truck depots; Vehicle body repair workshops; Waste disposal facilities; Water recreation structures; Water supply systems</p>	<p>Recreation areas Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Roads Rural supplies Self storage units 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 Waste or resource transfer stations Wholesale supplies Any other development not specified in item 2 or 4</p> <p>E3 Prohibited Agriculture Air transport facilities Airstrips Amusement centres Biosolids treatment facilities Camping grounds Caravan parks</p>	<ul style="list-style-type: none"> Proposed Local Provisions to enable a range of permitted uses across multiple zones including expanded retail uses and light industrial uses 	
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

	<p>Cemeteries</p> <p>Charter and tourism boating facilities</p> <p>Commercial premises</p> <p>Correctional centres</p> <p>Crematoria</p> <p>Eco-tourist facilities</p> <p>Electricity generating works</p> <p>Entertainment facilities</p> <p>Environmental facilities</p> <p>Exhibition homes</p> <p>Exhibition villages</p> <p>Extractive industries</p> <p>Farm buildings</p> <p>Forestry</p> <p>Freight transport facilities</p> <p>General industries</p> <p>Heavy industrial storage establishments</p> <p>Helipads</p> <p>Highway service centres</p> <p>Home occupations (sex services)</p> <p>Marinas</p> <p>Moorings</p> <p>Mooring pens</p> <p>Open cut mining</p> <p>Port facilities</p> <p>Registered clubs</p> <p>Residential accommodation</p> <p>Resource recovery facilities</p> <p>Restricted premises</p> <p>Rural industries</p> <p>Sewage treatment plants</p> <p>Sex services premises</p> <p>Tourist and visitor accommodation</p>		
--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	<p>Transport depots</p> <p>Truck depots</p> <p>Waste or resource management facilities</p> <p>Water recreation structures</p> <p>Water supply systems</p> <p>Wharf or boating facilities</p>		
--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

LGA: Inner West – Leichhardt LEP 2013

Current Zone	Future Zone	Translation summary	Changes
<p>B7 Permissible with consent Centre-based child care facilities; Garden centres; Hardware and building supplies; Light industries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Roads; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B7 Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Attached dwellings; Biosolids treatment facilities; Boarding houses; Boat building and repair facilities; Boat launching ramps; Boat sheds; Business premises; Camping grounds; Car parks; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Dual occupancies; Eco-tourist facilities; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Food and drink premises; Forestry; Freight transport facilities; Function centres; General industries; Group</p>	<p>E3 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 Home industries Hotel or motel accommodation Industrial retail outlets Industrial training facilities Information and education facilities Kiosks Landscaping material supplies Light industries Local distribution premises Markets Mortuaries Neighbourhood shops Office premises Oyster aquaculture Passenger transport facilities Places of public worship Plant nurseries</p>	<ul style="list-style-type: none"> Please note that there is a Comprehensive Local Environmental Plan that has yet to be finalised applying to this LGA. The translation detail as mapped in the spatial viewer is based on the in force Local Environmental Plans not the proposed Local Environmental Plan. This means that some sites identified to be rezoned under the proposed Local Environmental Plan may not be reflected in this translation detail Zone translation generally reflects intent of reform outlined in the EIE with the following exceptions Ashfield town centre to be translated to E2 Commercial Centre Balmain East Campbell St and Cooper St sites currently zoned IN2 Light Industrial to be translated to W4 Working Waterfront Camperdown health and education precinct to be deferred until a later process St Peter's Triangle to be deferred until a later process Land use permissibility expanded consistent with intent of the reform Objectives amended to reflect strategic intent of zones with some changes to local objectives 	<p>B7 Newly Permissible:</p> <ul style="list-style-type: none"> Commercial premises Residential accommodation Resource recovery facilities <p>B7 No longer Permissible:</p> <ul style="list-style-type: none"> Animal boarding or training establishments Attached dwellings Boarding houses Boat building and repair facilities Boat launching ramps Boat sheds Business premises Car parks Cellar door premises Depots Food and drink premises Function centres Heavy industries Hostels Industrial retail outlets Industrial training facilities Information and education facilities Kiosks Landscaping material supplies Markets Mortuaries Multi dwelling housing Plant nurseries

<p>homes; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Home occupations (sex services); Hostels; Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Landscaping material supplies; Marinas; Markets; Mooring pens; Moorings; Mortuaries; Multi dwelling housing; Open cut mining; Plant nurseries; Pond-based aquaculture Port facilities; Public administration buildings; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential flat buildings; Restricted premises; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Secondary dwellings; Semi-detached dwellings; Seniors housing; Service stations; Shop top housing; Sewage treatment plants; Sex services premises; Specialised retail premises; Storage premises; Timber yards; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies</p>	<p>Recreation areas Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Roads Rural supplies Self storage units 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 Waste or resource transfer stations Wholesale supplies Any other development not specified in item 2 or 4</p> <p>E3 Prohibited Agriculture Air transport facilities Airstrips Amusement centres Biosolids treatment facilities Camping grounds Caravan parks</p>	<ul style="list-style-type: none"> Proposed Local Provisions to enable a range of permitted uses across multiple zones including expanded retail uses and light industrial uses 	<ul style="list-style-type: none"> Pond-based aquaculture Public administration buildings Recreation facilities (major) Recreation facilities (outdoor) Research stations Roadside stalls Service stations Specialised retail premises Storage premises Timber yards Vehicle body repair workshops Vehicle repair stations Vehicle sales or hire premises Wholesale supplies
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	<p>Cemeteries</p> <p>Charter and tourism boating facilities</p> <p>Commercial premises</p> <p>Correctional centres</p> <p>Crematoria</p> <p>Eco-tourist facilities</p> <p>Electricity generating works</p> <p>Entertainment facilities</p> <p>Environmental facilities</p> <p>Exhibition homes</p> <p>Exhibition villages</p> <p>Extractive industries</p> <p>Farm buildings</p> <p>Forestry</p> <p>Freight transport facilities</p> <p>General industries</p> <p>Heavy industrial storage establishments</p> <p>Helipads</p> <p>Highway service centres</p> <p>Home occupations (sex services)</p> <p>Marinas</p> <p>Moorings</p> <p>Mooring pens</p> <p>Open cut mining</p> <p>Port facilities</p> <p>Registered clubs</p> <p>Residential accommodation</p> <p>Resource recovery facilities</p> <p>Restricted premises</p> <p>Rural industries</p> <p>Sewage treatment plants</p> <p>Sex services premises</p> <p>Tourist and visitor accommodation</p>		
--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	<p>Transport depots</p> <p>Truck depots</p> <p>Waste or resource management facilities</p> <p>Water recreation structures</p> <p>Water supply systems</p> <p>Wharf or boating facilities</p>		
--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

LGA: Inner West – Marrickville LEP 2011

Current Zone	Future Zone	Translation summary	Changes
<p>B5 Permissible with consent Centre-based child care facilities; Food and drink premises; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Markets; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Roads; Serviced apartments; Specialised retail premises; Tank-based aquaculture; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in 2 or 4</p> <p>B5 Prohibited Agriculture; Air transport facilities; Airstrips; 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 training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings;</p>	<p>E3 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 Home industries Hotel or motel accommodation Industrial retail outlets Industrial training facilities Information and education facilities Kiosks Landscaping material supplies Light industries Local distribution premises Markets Mortuaries Neighbourhood shops Office premises Oyster aquaculture Passenger transport facilities Places of public worship Plant nurseries</p>	<ul style="list-style-type: none"> Please note that there is a Comprehensive Local Environmental Plan that has yet to be finalised applying to this LGA. The translation detail as mapped in the spatial viewer is based on the in force Local Environmental Plans not the proposed Local Environmental Plan. This means that some sites identified to be rezoned under the proposed Local Environmental Plan may not be reflected in this translation detail Zone translation generally reflects intent of reform outlined in the EIE with the following exceptions Ashfield town centre to be translated to E2 Commercial Centre Balmain East Campbell St and Cooper St sites currently zoned IN2 Light Industrial to be translated to W4 Working Waterfront Camperdown health and education precinct to be deferred until a later process St Peter's Triangle to be deferred until a later process Land use permissibility expanded consistent with intent of the reform Objectives amended to reflect strategic intent of zones with some changes to local objectives 	<p>B5 No longer Permissible:</p> <ul style="list-style-type: none"> Amusement centres Biosolids treatment facilities Commercial premises Entertainment facilities General industries Resource recovery facilities Restricted premises <p>B5 Newly Permissible:</p> <ul style="list-style-type: none"> Boat launching ramps; Boat sheds Depots Industrial training facilities Industries Jetties Pond-based aquaculture Recreation facilities (major) Retail premises Vehicle body repair workshops Vehicle repair stations <p>B6 No longer Permissible:</p> <ul style="list-style-type: none"> Amusement centres Commercial premises Crematoria Entertainment facilities General industries Registered clubs Sex services premises

<p>Open cut mining; Pond-based aquaculture Port facilities; Recreation facilities (major); Residential accommodation; Retail premises; Rural industries; Sewerage systems; Sex services premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities</p> <p>B6 Permissible with consent Business premises; Community facilities; Food and drink premises; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Markets; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Roads; Self-storage units; Serviced apartments; Tank-based aquaculture; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B6 Prohibited Agriculture; Air transport facilities; Airstrips; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Centre- based child care facilities; Charter and tourism boating facilities; Correctional</p>	<p>Recreation areas Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Roads Rural supplies Self storage units 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 Waste or resource transfer stations Wholesale supplies Any other development not specified in item 2 or 4</p> <p>E3 Prohibited Agriculture Air transport facilities Airstrips Amusement centres Biosolids treatment facilities Camping grounds Caravan parks</p>	<ul style="list-style-type: none"> Proposed Local Provisions to enable a range of permitted uses across multiple zones including expanded retail uses and light industrial uses 	<ul style="list-style-type: none"> Transport depots Truck depots Wharf or boating facilities <p>B6 Newly Permissible:</p> <ul style="list-style-type: none"> Boat launching ramps; Boat sheds Centre-based child care facilities Pond-based aquaculture Recreation facilities (major) Respite day care centres Restricted premises Retail premises <p>B7 No longer Permissible:</p> <ul style="list-style-type: none"> Commercial premises Entertainment facilities General industries Registered clubs Resource recovery facilities Transport depots Wharf or boating facilities <p>B7 Newly Permissible:</p> <ul style="list-style-type: none"> Animal boarding or training establishments Boat launching ramps Boat sheds Function centres Industries Information and education facilities Jetties Mortuaries
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>centres; Eco-tourist facilities; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Helipads; Highway service centres; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture Port facilities; Recreation facilities (major); Residential accommodation; Respite day care centres; Restricted premises; Retail premises; Rural industries; Sewerage systems; Storage premises; Tourist and visitor accommodation; Waste or resource management facilities; Water recreation structures; Water supply systems</p> <p>B7 Permissible with consent Centre-based child care facilities; Garden centres; Hardware and building supplies; Intensive plant agriculture; Kiosks; Landscaping and material supplies; Light industries; Markets; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Residential flat buildings; Respite day care centres; Roads; Take away food and drink premises; Tank-based aquaculture; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p>	<p>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 Moorings Mooring pens Open cut mining Port facilities Registered clubs Residential accommodation Resource recovery facilities Restricted premises Rural industries Sewage treatment plants Sex services premises Tourist and visitor accommodation</p>		<ul style="list-style-type: none"> - Pond-based aquaculture - Recreation facilities (major) - Recreation facilities (outdoor) - Research stations - Retail premises - Turf farming - Vehicle body repair workshops - Wholesale supplies
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>B7 Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture Port facilities; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Restricted premises; Retail premises; Rural industries; Sewerage systems; Sex services premises; Tourist and visitor accommodation; Truck depots; Turf farming; Vehicle body repair workshops; Waste or resource management facilities; Water recreation structures; Water supply systems; Wholesale supplies</p>	<p>Transport depots Truck depots Waste or resource management facilities Water recreation structures Water supply systems Wharf or boating facilities</p>		
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

LGA: Inverell – Inverell LEP 2012

EXISTING B5 BUSINESS DEVELOPMENT ZONE PROPOSED TO BE ZONED SP4 ENTERPRISE. NEW SP4 LAND USE TABLE CREATED

LGA: Junee – Junee LEP 2012

NO B5/B6/B7 ZONES

LGA: Kempsey – Kempsey LEP 2013

Current Zone	Future Zone	Translation summary	Changes
<p>B6 Permissible with consent Business premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Roads; Serviced apartments; Shop top housing; Specialised retail premises; Take away food and drink premises; Tank-based aquaculture; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B6 Prohibited Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Crematoria; Depots: Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Heavy industrial storage establishments; Helipads; Highway service centres; Industries; Jetties; Marinas; Mooring pens; Pond-based aquaculture Recreation areas; Residential</p>	<p>E3 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 Home industries 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</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) Land use permissibility expanded consistent with intent of the reform Objectives amended to reflect strategic intent of zones with local objectives retained 	<p>B6 No longer Permissible:</p> <ul style="list-style-type: none"> Nil <p>B6 Newly Permissible:</p> <ul style="list-style-type: none"> Animal boarding or training establishments Pond-based aquaculture Recreation areas Vehicle body repair workshops Vehicle repair stations

<p>accommodation; Resource recovery facilities; Retail premises; Rural industries; Sewage treatment plants; Sex services premises; Tourist and visitor accommodation; Vehicle body repair workshops; Vehicle repair stations; Waste disposal facilities; Water recreation structures</p>	<p>Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Roads 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</p> <p>E3 Prohibited Agriculture Air transport facilities Airstrips Biosolids treatment facilities Boat launching ramps Boat sheds Camping grounds Caravan parks</p>		
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	<p>Cemeteries</p> <p>Correctional centres</p> <p>Crematoria</p> <p>Depots: Eco-tourist facilities</p> <p>Exhibition homes</p> <p>Exhibition villages</p> <p>Extractive industries</p> <p>Farm buildings</p> <p>Forestry</p> <p>Heavy industrial storage establishments</p> <p>Helipads</p> <p>Highway service centres</p> <p>Industries</p> <p>Jetties</p> <p>Marinas</p> <p>Mooring pens</p> <p>Residential accommodation</p> <p>Resource recovery facilities</p> <p>Retail premises</p> <p>Rural industries</p> <p>Sewage treatment plants: Sex services premises</p> <p>Tourist and visitor accommodation</p> <p>Waste disposal facilities</p> <p>Water recreation structures</p>		
--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

LGA: Kiama – Kiama LEP 2011

Current Zone	Future Zone	Translation summary	Changes
<p>B7 Permissible with consent Agricultural produce industries; Building identification signs; Business identification signs; Centre-based child care facilities; Garden centres; Hardware and building supplies; Landscaping material supplies; Light industries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Recreation facilities (indoor); Respite day care centres; Restaurants or cafes; Roads; Rural supplies; Self-storage units; Tank-based aquaculture; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B7 Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Business premises; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Community facilities; Correctional centres; Crematoria; Eco-tourist facilities; Educational establishments; Environmental facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive</p>	<p>E3 Permitted with Consent Agricultural produce industries 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 Home industries 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</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) Land use permissibility expanded consistent with intent of the reform Objectives amended to reflect strategic intent of zones with local objectives retained New Local Provision - Centres Hierarchy - proposes further considerations for development assessment for proposals in smaller centres zoned E1 Local Centre 	<p>B7 No longer Permissible:</p> <ul style="list-style-type: none"> Nil <p>B7 Newly Permissible:</p> <ul style="list-style-type: none"> Animal boarding or training establishments Business premises Community facilities Educational establishments Function centres Industrial training facilities Information and education facilities Medical centres Pond-based aquaculture Recreation facilities (major) Recreation facilities (outdoor) Research stations Storage premises

<p>industries; Forestry; Function centres; Heavy industrial storage establishments; Highway service centres; Industrial training facilities; Industries; Information and education facilities; Marinas; Medical centres; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Restricted premises; Retail premises; Rural industries; Sewerage systems; Signage; Storage premises; Tourist and visitor accommodation; Waste or resource management facilities; Water recreation structures; Wharf or boating facilities</p>	<p>Recreation areas Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Restaurants or cafes Roads 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</p> <p>E3 Prohibited Agriculture Air transport facilities Airstrips Amusement centres Boat launching ramps Boat sheds Camping grounds Caravan parks</p>		
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	<p>Cemeteries</p> <p>Charter and tourism boating facilities</p> <p>Correctional centres</p> <p>Crematoria</p> <p>Eco-tourist facilities</p> <p>Entertainment facilities</p> <p>Environmental facilities</p> <p>Exhibition homes</p> <p>Exhibition villages</p> <p>Extractive industries</p> <p>Forestry</p> <p>Heavy industrial storage establishments</p> <p>Highway service centres</p> <p>Industries</p> <p>Marinas</p> <p>Mooring pens</p> <p>Moorings</p> <p>Open cut mining</p> <p>Registered clubs</p> <p>Residential accommodation</p> <p>Restricted premises</p> <p>Retail premises</p> <p>Rural industries</p> <p>Sewerage systems</p> <p>Signage</p> <p>Tourist and visitor accommodation</p> <p>Waste or resource management facilities</p> <p>Water recreation structures</p> <p>Wharf or boating facilities</p>		
--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

LGA: Ku-ring-gai – Ku-ring-gai LEP 2015

Current Zone	Future Zone	Translation summary	Changes
<p>B5 Permissible with consent Centre-based child care facilities; Commercial premises; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Roads; Specialised retail premises; Tank-based aquaculture; Warehouse or distribution centres; Water reticulation systems; Any other development not specified in item 2 or 4</p> <p>B5 Prohibited Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Eco-tourist facilities; 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 industries; Home occupations; Home occupations (sex</p>	<p>E3 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 Commercial premises Community facilities Depots Food and drink premises Function centres Garden centres General industries Hardware and building supplies Home industries 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</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) Land use permissibility expanded consistent with intent of the reform Objectives amended to reflect strategic intent of zones with minor changes to local objective Amend Local Provision - Clause 6.7 Active Street Frontage - extend to apply to E3 Productivity Support Amend Local Provision Clause 6.8 - amended to include a map of areas affected Amend Local Provision - Clause 6.9 - to include a mapped area of previous B1 Neighbourhood Centre zoned land New Schedule 1 - Additional Permitted Uses - land previously zoned B5 Business Development - permit retail premises 	<p>B5 No longer Permissible:</p> <ul style="list-style-type: none"> Nil <p>B5 Newly Permissible:</p> <ul style="list-style-type: none"> Animal boarding or training establishments Boat building and repair facilities Freight transport facilities Industrial training facilities Mortuaries Pond-based aquaculture Recreation facilities (major) Recreation facilities (outdoor) Research stations Storage premises Transport depots Truck depots Waste or resource management facilities Wholesale supplies <p>B7 No longer Permissible:</p> <ul style="list-style-type: none"> Nil <p>B7 Newly Permissible:</p> <ul style="list-style-type: none"> Amusement centres Animal boarding or training establishments

<p>services); Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Rural industries; Sewage treatment plants; Storage premises; Timber yards; Tourist and visitor accommodation; Transport depots; Truck depots; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies</p> <p>B7 Permissible with consent Business premises; Centre-based child care facilities; Food and drink premises; Garden centres; General industries; Hardware and building supplies; Hotel or motel accommodation; Light industries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Roads; Tank-based aquaculture; Warehouse or distribution centres; Water reticulation systems; Any other development not specified in item 2 or 4</p> <p>B7 Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment</p>	<p>Places of public worship Plant nurseries Recreation areas Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Roads Rural supplies 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 Waste or resource management facilities Water reticulation systems Wholesale supplies Any other development not specified in item 2 or 4</p> <p>E3 Prohibited Agriculture Air transport facilities Airstrips Biosolids treatment facilities Boat launching ramps</p>	<ul style="list-style-type: none"> - Boat building and repair facilities - Mortuaries - Pond-based aquaculture - Recreation facilities (major) - Recreation facilities (outdoor) - Research stations - Resource recovery facilities - Restricted premises - Water recreation structures - Wholesale supplies
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; 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; Mortuaries; Open cut mining; Pond-based aquaculture Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Retail premises; Rural industries; Sewage treatment plants; Tourist and visitor accommodation; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies</p>	<p>Boat sheds Camping grounds Caravan parks Cemeteries Charter and tourism boating facilities Correctional centres Crematoria Eco-tourist facilities Exhibition homes Exhibition villages Extractive industries Farm buildings Forestry Heavy industrial storage establishments Helipads Highway service centres Home businesses Home occupations Home occupations (sex services) Home-based child care Industries Jetties Marinas Mooring pens Moorings Open cut mining Residential accommodation Retail premises Rural industries Sewage treatment plants Timber yards Tourist and visitor accommodation Water recycling facilities</p>		
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	Water supply systems Wharf or boating facilities Waste disposal facilities		
--	----------------------------------------------------------------------------------	--	--

LGA: Kyogle – Kyogle LEP 2015

NO B5/B6/B7 ZONES

LGA: Lachlan – Lachlan LEP 2013

NO B5/B6/B7 ZONES

LGA: Lake Macquarie – Lake Macquarie LEP 2014

Current Zone	Future Zone	Translation summary	Changes
<p>B7 Permissible with consent Centre-based child care facilities; Garden centres; Hardware and building supplies; Light industries; Medical centres; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Roads; Take away food and drink premises; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B7 Prohibited Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat building and repair facilities; Boat launching ramps; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Food and drink premises; Forestry; Function centres; Heavy industrial storage establishments; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industries;</p>	<p>E3 Permitted with Consent Animal boarding or training establishments Boat building and repair facilities Business premises Centre-based child care facilities Community facilities Depots Function centres Garden centres Hardware and building supplies Home industries Hotel or motel accommodation Industrial retail outlets Industrial training facilities Information and education facilities 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)</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) with exceptions Land previously zoned IN1 General Industrial proposed to be zoned E5 Heavy Industrial (excluding 2 Myrtle Street, Teralba and 6 Myrtle Street, Teralba that is proposed to be zoned E4 General Industrial). A new E5 Heavy Industrial land use table created Cardiff town centre previously zoned B4 Mixed Use proposed to be zoned E1 Local Centre Land use permissibility expanded consistent with intent of the reform Objectives amended to reflect strategic intent of zones with some changes to local objectives 	<p>B7 No longer Permissible:</p> <ul style="list-style-type: none"> Nil <p>B7 Newly Permissible:</p> <ul style="list-style-type: none"> Boat building and repair facilities Depots Information and education facilities Markets Pond-based aquaculture Recreation facilities (major) Recreation facilities (outdoor) Timber yards Vehicle body repair workshops

<p>Information and education facilities; Jetties; Marinas; Markets; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Restricted premises; Roadside stalls; Rural industries; Shops; Timber yards; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Waste or resource management facilities; Water recreation structures</p>	<p>Recreation facilities (outdoor) Research stations Respite day care centres Roads 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</p> <p>E3 Prohibited Advertising structures Agriculture Air transport facilities Airstrips Amusement centres Boat launching ramps Camping grounds Caravan parks Cellar door premises Cemeteries Charter and tourism boating facilities Correctional centres</p>		
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	<p>Crematoria</p> <p>Eco-tourist facilities</p> <p>Electricity generating works</p> <p>Exhibition homes</p> <p>Exhibition villages</p> <p>Extractive industries</p> <p>Farm buildings</p> <p>Food and drink premises</p> <p>Forestry</p> <p>Heavy industrial storage establishments</p> <p>Highway service centres</p> <p>Home businesses</p> <p>Home occupations</p> <p>Home occupations (sex services)</p> <p>Home-based child care</p> <p>Industries</p> <p>Jetties</p> <p>Marinas</p> <p>Mooring pens</p> <p>Moorings</p> <p>Open cut mining</p> <p>Registered clubs</p> <p>Residential accommodation</p> <p>Restricted premises</p> <p>Roadside stalls</p> <p>Rural industries</p> <p>Shops</p> <p>Tourist and visitor accommodation</p> <p>Transport depots</p> <p>Truck depots</p> <p>Waste or resource management facilities</p> <p>Water recreation structures</p>		
--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

LGA: Lane Cove – Lane Cove LEP 2009

NO B5/B6/B7 ZONES

LGA: Leeton – Leeton LEP 2014

Current Zone	Future Zone	Translation summary	Changes
<p>B5 Permissible with consent Centre-based child care facilities; Garden centres; Hardware and building supplies; Landscaping material supplies; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Specialised retail premises; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 3</p> <p>B5 Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Food and drink premises; Forestry; Freight transport facilities; Function centres; Funeral homes; Heavy industrial storage establishments; Highway service centres; Home-based child care; Home businesses; Home occupations; Home</p>	<p>E3 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 Home industries 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</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) Land use permissibility expanded consistent with intent of the reform Objectives amended to reflect strategic intent of zones with some changes to local objective 	<p>B5 No longer Permissible:</p> <ul style="list-style-type: none"> Nil <p>B5 Newly Permissible:</p> <ul style="list-style-type: none"> Animal boarding or training establishments Boat building and repair facilities Function centres Funeral homes Industrial training facilities Pond-based aquaculture Recreation areas Recreation facilities (major) Recreation facilities (outdoor) Research stations Vehicle body repair workshops

<p>occupations (sex services); Industrial training facilities; Industries; Jetties; Kiosks; Marinas; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Roadside stalls; Rural industries; Sewage treatment plants; Shops; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Waste disposal facilities; Water recreation structures; Water treatment facilities; Wharf or boating facilities</p>	<p>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</p> <p>E3 Prohibited Agriculture Air transport facilities Airstrips Amusement centres Biosolids treatment facilities Boat launching ramps Boat sheds Camping grounds Caravan parks Cellar door premises Cemeteries</p>		
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	<p>Charter and tourism boating facilities</p> <p>Correctional centres</p> <p>Crematoria</p> <p>Eco-tourist facilities</p> <p>Electricity generating works</p> <p>Exhibition homes</p> <p>Exhibition villages</p> <p>Extractive industries</p> <p>Farm buildings</p> <p>Food and drink premises</p> <p>Forestry</p> <p>Freight transport facilities</p> <p>Heavy industrial storage establishments</p> <p>Highway service centres</p> <p>Home businesses</p> <p>Home occupations</p> <p>Home occupations (sex services)</p> <p>Home-based child care</p> <p>Industries</p> <p>Jetties</p> <p>Kiosks</p> <p>Marinas</p> <p>Mooring pens</p> <p>Moorings</p> <p>Open cut mining</p> <p>Registered clubs</p> <p>Residential accommodation</p> <p>Resource recovery facilities</p> <p>Roadside stalls</p> <p>Rural industries</p> <p>Sewage treatment plants</p> <p>Shops</p> <p>Tourist and visitor accommodation</p>		
--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	<p>Transport depots</p> <p>Truck depots</p> <p>Waste disposal facilities</p> <p>Water recreation structures</p> <p>Water treatment facilities</p> <p>Wharf or boating facilities</p>		
--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

LGA: Lismore – Lismore LEP 2012

Current Zone	Future Zone	Translation summary	Changes
<p>B6 Permissible with consent Business premises; Community facilities; Garden centres; Hardware and building supplies; Home industries; Hotel or motel accommodation; Kiosks; Landscaping material supplies; Light industries; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Roads; Rural supplies; Self-storage units; Shop top housing; Specialised retail 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</p> <p>B6 Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Industrial training</p>	<p>E3 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 Home industries Hotel or motel accommodation Industrial retail outlets Industrial training facilities Information and education facilities Kiosks Landscaping material supplies Light industries Local distribution premises Markets Mortuaries Neighbourhood shops Office premises Oyster aquaculture Passenger transport facilities Places of public worship Plant nurseries</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) Land use permissibility expanded consistent with intent of the reform Objectives amended to reflect strategic intent of zones with local objectives retained 	<p>B6 No longer Permissible:</p> <ul style="list-style-type: none"> Nil <p>B6 Newly Permissible:</p> <ul style="list-style-type: none"> Animal boarding or training establishments Function centres Industrial training facilities Mortuaries Recreation facilities (major) Recreation facilities (outdoor) Storage premises

<p>facilities; Industries; Marinas; Mooring pens; Moorings; Mortuaries; Pond-based aquaculture; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Resource recovery facilities; Restricted premises; Retail premises; Rural industries; Sewage treatment plants; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Waste disposal facilities; Water recycling facilities; Water storage facilities; Water treatment facilities</p>	<p>Recreation areas Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Roads 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</p> <p>E3 Prohibited Agriculture Air transport facilities Airstrips Amusement centres Biosolids treatment facilities Boat sheds Camping grounds Caravan parks</p>		
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	<p>Cemeteries</p> <p>Charter and tourism boating facilities</p> <p>Correctional centres</p> <p>Eco-tourist facilities</p> <p>Entertainment facilities</p> <p>Exhibition homes</p> <p>Exhibition villages</p> <p>Farm buildings</p> <p>Forestry</p> <p>Freight transport facilities</p> <p>Heavy industrial storage establishments</p> <p>Helipads</p> <p>Highway service centres</p> <p>Industries</p> <p>Marinas</p> <p>Mooring pens</p> <p>Moorings</p> <p>Pond-based aquaculture</p> <p>Registered clubs</p> <p>Residential accommodation</p> <p>Resource recovery facilities</p> <p>Restricted premises</p> <p>Retail premises</p> <p>Rural industries</p> <p>Sewage treatment plants</p> <p>Sex services premises</p> <p>Tourist and visitor accommodation</p> <p>Transport depots</p> <p>Truck depots</p> <p>Waste disposal facilities</p> <p>Water recycling facilities</p>		
--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	Water storage facilities Water treatment facilities		
--	--------------------------------------------------------	--	--

LGA: Lithgow City – Lithgow LEP 2014

Current Zone	Future Zone	Translation summary	Changes
<p>B6 Permissible with consent Building identification signs; Business identification signs; Business premises; Car parks; Community facilities; Environmental protection works; Flood mitigation works; Garden centres; Hardware and building supplies; Highway service centres; Hotel or motel accommodation; Industrial retail outlets; Information and education facilities; Landscaping material supplies; Light industries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Recreation facilities (indoor); Research stations; Restaurants or cafes; Service stations; Sewage treatment plants; Specialised retail premises; Take away food and drink premises; Tank-based aquaculture; Vehicle sales or hire premises; Warehouse or distribution centres; Waste or resource transfer stations; Water recycling facilities; Water reticulation systems; Water treatment facilities; Wholesale supplies</p> <p>B6 Prohibited Pond-based aquaculture; Any other development not specified in item 2 or 3</p> <p>B7 Permissible with consent</p>	<p>E3 Permitted with Consent Animal boarding or training establishments Backpackers' accommodation Boat building and repair facilities Building identification signs Business identification signs Business premises Car parks Centre-based child care facilities Community facilities Depots Environmental protection works Flood mitigation works Function centres Garden centres Hardware and building supplies Highway service centres Home industries 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</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) Land use permissibility expanded consistent with intent of the reform Objectives amended to reflect strategic intent of zones with some changes to local objective 	<p>B6 No longer Permissible:</p> <ul style="list-style-type: none"> Nil <p>B6 Newly Permissible:</p> <ul style="list-style-type: none"> Animal boarding or training establishments Backpackers' accommodation Boat building and repair facilities Centre-based child care facilities Depots Function centres Home industries Industrial training facilities Local distribution premises Markets Mortuaries Places of public worship Recreation areas Recreation facilities (major) Recreation facilities (outdoor) Respite day care centres Rural supplies Serviced apartments Signage Storage premises Timber yards Vehicle body repair workshops Vehicle repair stations Veterinary hospitals

<p>Backpackers' accommodation; Car parks; Centre-based child care facilities; Community facilities; Environmental protection works; Flood mitigation works; Function centres; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Information and education facilities; Light industries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Restaurants or cafes; Serviced apartments; Signage; Take away food and drink premises; Tank-based aquaculture; Warehouse or distribution centres; Water recycling facilities; Water reticulation systems; Wholesale supplies</p> <p>B7 Prohibited Pond-based aquaculture; Any other development not specified in item 2 or 3</p>	<p>Oyster aquaculture Passenger transport facilities Places of public worship Plant nurseries Recreation areas Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Restaurants or cafes Rural supplies Service stations Serviced apartments Sewage treatment plants Signage Specialised retail premises Storage premises Take away food and drink premises Tank-based aquaculture Timber yards Vehicle body repair workshops Vehicle repair stations Vehicle sales or hire premises Veterinary hospitals Warehouse or distribution centres Waste or resource transfer stations Water recycling facilities Water reticulation systems Water treatment facilities Wholesale supplies</p> <p>E3 Prohibited</p>		<p>B7 No longer Permissible:</p> <ul style="list-style-type: none"> - Nil <p>B7 Newly Permissible:</p> <ul style="list-style-type: none"> - Animal boarding or training establishments - Boat building and repair facilities - Building identification signs - Business identification signs - Business premises - Depots - Highway service centres - Home industries - Industrial retail outlets - Industrial training facilities - Landscaping material supplies - Local distribution premises - Markets - Mortuaries - Places of public worship - Plant nurseries - Rural supplies - Service stations - Sewage treatment plants - Specialised retail premises - Storage premises - Timber yards - Vehicle body repair workshops - Vehicle repair stations - Vehicle sales or hire premises - Veterinary hospitals - Waste or resource transfer stations - Water treatment facilities
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	Any other development not specified in item 2 or 3		
--	----------------------------------------------------	--	--

LGA: Liverpool – Liverpool LEP 2008

Current Zone	Future Zone	Translation summary	Changes
<p>B5 Permissible with consent Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Food and drink premises; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Kiosks; Landscaping material supplies; Light industries; Liquid fuel depots; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Public administration buildings; Pubs; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Roads; Specialised retail premises; Storage premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres</p> <p>B5 Prohibited Pond-based aquaculture; Any other development not specified in item 2 or 3</p> <p>B6 Permissible with consent Building identification signs; Business identification signs; Business premises; Car</p>	<p>E3 Permitted with Consent Animal boarding or training establishments Backpackers' accommodation Boat building and repair facilities Building identification signs Business identification signs Business premises Car parks Centre-based child care facilities Community facilities Depots Environmental protection works Flood mitigation works Function centres Garden centres Hardware and building supplies Highway service centres Home industries 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</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) Land use permissibility expanded consistent with intent of the reform Objectives amended to reflect strategic intent of zones with some changes to local objective 	<p>B5 No longer Permissible:</p> <ul style="list-style-type: none"> Environmental facilities Food and drink premises Kiosks Liquid fuel depots Public administration buildings; Pubs Roads <p>B5 Newly Permissible:</p> <ul style="list-style-type: none"> Animal boarding or training establishments Backpackers' accommodation Boat building and repair facilities Depots Function centres Highway service centres Home industries Industrial retail outlets Industrial training facilities Information and education facilities Local distribution premises Markets Mortuaries Neighbourhood shops Recreation facilities (major) Research stations Rural supplies Service stations

<p>parks; Commercial premises; Community facilities; Depots; Educational establishments; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Garden centres; Hardware and building supplies; Helipads; Home businesses; Hotel or motel accommodation; Information and education facilities; Landscaping material supplies; Light industries; Liquid fuel depots; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Roads; Service stations; Serviced apartments; Shop top housing; Storage premises; Tank-based aquaculture; Transport depots; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres</p> <p>B6 Prohibited Pond-based aquaculture; Any other development not specified in item 2 or 3</p>	<p>Oyster aquaculture Passenger transport facilities Places of public worship Plant nurseries Recreation areas Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Restaurants or cafes Rural supplies Service stations Serviced apartments Sewage treatment plants Signage Specialised retail premises Storage premises Take away food and drink premises Tank-based aquaculture Timber yards Vehicle body repair workshops Vehicle repair stations Vehicle sales or hire premises Veterinary hospitals Warehouse or distribution centres Waste or resource transfer stations Water recycling facilities Water reticulation systems Water treatment facilities Wholesale supplies</p> <p>E3 Prohibited</p>		<ul style="list-style-type: none"> - Serviced apartments - Sewage treatment plants - Signage - Take away food and drink premises - Vehicle body repair workshops - Vehicle repair stations - Veterinary hospitals - Waste or resource transfer stations - Water recycling facilities - Water reticulation systems - Water treatment facilities - Wholesale supplies <p>B6 No longer Permissible:</p> <ul style="list-style-type: none"> - Commercial premises - Educational establishments - Entertainment facilities - Environmental facilities - Helipads - Home businesses - Liquid fuel depots - Registered clubs - Roads - Shop top housing - Transport depots <p>B6 Newly Permissible:</p> <ul style="list-style-type: none"> - Animal boarding or training establishments - Backpackers' accommodation - Boat building and repair facilities - Centre-based child care facilities
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	Any other development not specified in item 2 or 3		<ul style="list-style-type: none"> - Highway service centres - Home industries - Industrial retail outlets - Industrial training facilities - Local distribution premises - Markets - Mortuaries - Neighbourhood shops - Office premises - Research stations - Respite day care centres - Restaurants or cafes - Rural supplies - Sewage treatment plants - Signage - Specialised retail premises - Take away food and drink premises - Timber yards - Vehicle body repair workshops - Vehicle sales or hire premises - Waste or resource transfer stations - Water recycling facilities - Water reticulation systems - Water treatment facilities - Wholesale supplies
--	----------------------------------------------------	--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

LGA: Liverpool Plains – Liverpool Plains LEP 2011

NO B5/B6/B7 ZONES

LGA: Lockhart – Lockhart LEP 2012

NO B5/B6/B7 ZONES

LGA: Maitland – Maitland LEP 2011

Current Zone	Future Zone	Translation summary	Changes
<p>B5 Permissible with consent</p> <p>Centre-based child care facilities; Funeral homes; Garden centres; General industries; Hardware and building supplies; Kiosks; Landscaping material supplies; Light industries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Respite day care centres; Roads; Rural supplies; Specialised retail premises; Take away food and drink premises; Tank-based aquaculture; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B5 Prohibited</p> <p>Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Crematoria; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries;</p>	<p>E3 Permitted with Consent</p> <p>Animal boarding or training establishments Boat building and repair facilities Building identification signs Business identification signs Business premises Centre-based child care facilities Community facilities Depots Food and drink premises Function centres Garden centres General industries Hardware and building supplies Hotel or motel accommodation Industrial retail outlets Industrial training facilities Information and education facilities Kiosks Landscaping material supplies Light industries Local distribution premises Markets Mortuaries Neighbourhood shops Office premises Oyster aquaculture Passenger transport facilities</p>	<ul style="list-style-type: none"> • Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) • Land use permissibility expanded consistent with intent of the reform • Objectives amended to reflect strategic intent of zones with some changes to local objective 	<p>B5 New additional permitted uses:</p> <ul style="list-style-type: none"> - Function centres - Mortuaries - Animal boarding or training establishments (B5 only) - Community facilities (B5 only) - Information and education facilities (B5 only) - Pond-based aquaculture (B5 only) - Recreation facilities (major) (B5 only) - Centre-based child care facilities (B6 only) - Depots (B6 only) - Industrial retail outlets (B6 only) - Industrial training facilities (B6 only) - Respite day care centres (B6 only) - Vehicle body repair workshops (B6 only) - Veterinary hospitals (B6 only) <p>B6 New explicitly permitted uses:</p> <ul style="list-style-type: none"> - Animal boarding or training establishments - Boat building and repair facilities - Building identification signs - Business identification signs - Function centres - Industrial retail outlets

<p>Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture Recreation facilities (major); Registered clubs; Residential accommodation; Resource recovery facilities; Rural industries; Sewage treatment plants; Tourist and visitor accommodation; Veterinary hospitals; Waste disposal facilities; Water recreation structures; Water recycling facilities; Wharf or boating facilities</p>	<p>Places of public worship Plant nurseries Recreation areas Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Roads Rural supplies 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</p> <p>E3 Prohibited</p> <p>Agriculture Air transport facilities Airstrips Amusement centres</p>		<ul style="list-style-type: none"> - Industrial training facilities - Information and education facilities - Local distribution premises - Markets - Mortuaries - Places of public worship - Recreation areas - Recreation facilities (indoor) - Recreation facilities (major) - Recreation facilities (outdoor) - Research stations - Service stations - Storage premises - Timber yards - Vehicle body repair workshops - Vehicle repair stations - Veterinary hospitals - Wholesale supplies - Business premises (B5 only) - Community facilities (B5 only) - Depots (B5 only) - Food and drink premises (B5 only) - Hotel or motel accommodation (B5 only) - Centre-based child care facilities (B6 only) - Neighbourhood shops (B6 only) - Respite day care centres (B6 only) - Rural supplies (B6 only) - Specialised retail premises (B6 only) - Take away food and drink premises (B6 only)
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>B6 Permissible with Consent</p> <p>Business premises; Community facilities; Food and drink premises; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Kiosks; Landscaping material supplies; Light industries; Office premises; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Roads; Serviced apartments; Shop top housing; Tank-based aquaculture; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B6 Prohibited</p> <p>Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home businesses; Home occupations; Home occupations (sex services); Home-based child care; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Registered clubs; Residential accommodation</p>	<p>Biosolids treatment facilities Boat launching ramps Boat sheds Camping grounds Caravan parks Cemeteries Charter and tourism boating facilities Commercial premises Correctional centres Crematoria Eco-tourist facilities Entertainment facilities Exhibition homes Exhibition villages Extractive industries Farm buildings Forestry Freight transport facilities Heavy industrial storage establishments Helipads Highway service centres Home businesses Home occupations Home occupations (sex services) Home-based child care Industries Jetties Marinas Mooring pens Moorings Open cut mining Registered clubs Residential accommodation</p>		
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

<p>Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture Recreation facilities (major); Registered clubs; Residential accommodation; Resource recovery facilities; Respite day care centres; Restricted premises; Rural industries; Sewage treatment plants; Sex services premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Veterinary hospitals; Waste disposal facilities; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies</p>	<p>Resource recovery facilities Restricted premises Rural industries Serviced apartments Sewage treatment plants Sex services premises Shop top housing Tourist and visitor accommodation Transport depots Truck depots Waste disposal facilities Water recreation structures Water recycling facilities Wharf or boating facilities</p>		
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

LGA: Mid-Coast – Greater Taree LEP 2010

Current Zone	Future Zone	Translation summary	Changes
<p>B5 Permissible with consent</p> <p>Centre-based child care facilities; Garden centres; Hardware and building supplies; Landscaping material supplies; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Respite day care centres; Roads; Rural supplies; Specialised retail 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</p> <p>B5 Prohibited</p> <p>Agriculture; Animal boarding or training establishments; Boat building and repair facilities; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Depots; Eco-tourist facilities; Electricity generating works; Farm buildings; Forestry; Freight transport facilities; Home-based child care; Home occupations (sex services); Industrial training facilities; Industries; Liquid fuel depots; Marinas; Mooring pens; Mortuaries; Office premises; Places of public worship; Pond-based aquaculture Recreation facilities (major); Recreation facilities (outdoor); Residential</p>	<p>E3 Permitted with Consent</p> <p>Animal boarding or training establishments Backpackers' accommodation Boarding houses Boat building and repair facilities Building identification signs Business identification signs Business premises Cellar door premises Centre-based child care facilities Community facilities</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) with a number of exceptions A number of changes to zone translation and boundary alignment across various zones to achieve greater consistency between the three Local Environmental Plans - the changes predominantly relate to creating buffers between residential and industrial uses, better define centres and create new heavy industrial sites Harrington Beach Street neighbourhood centre currently zoned E1 Local Centre proposed to be zoned MU1 Mixed Use to better reflect future mix of land uses intended in the employment strategy Old Bar Historic Centre extend the E1 Local Centre into adjoining residential area with existing commercial uses and zone the service station to E3 Productivity Support to better define the centre Taree commercial centre boundary to better define the core 	<p>B5 no longer permitted uses:</p> <ul style="list-style-type: none"> Air transport facilities Airstrips Boat launching ramps Commercial premises Correctional centres Crematoria Exhibition homes Exhibition villages Extractive industries Heavy industrial storage establishments Highway service centres Moorings Open cut mining <p>B5 new additional permitted uses:</p> <ul style="list-style-type: none"> Animal boarding or training establishments Boat building and repair facilities Charter and tourism boating facilities Depots Electricity generating works Home-based child care Home occupations (sex services) Industrial training facilities Liquid fuel depots Mortuaries

<p>accommodation; Retail premises; Rural industries; Sex services premises; Tourist and visitor accommodation; Transport depots; Truck depots; Waste disposal facilities; Waste or resource management facilities; Wharf or boating facilities</p>	<p>Depots Food and drink premises Function centres Garden centres Group homes Hardware and building supplies</p>		<ul style="list-style-type: none"> - Office premises - Places of public worship - Pond-based aquaculture - Recreation facilities (major) - Recreation facilities (outdoor) - Retail premises - Waste disposal facilities - Waste or resource management facilities - Wharf or boating facilities
<p>B6 Permissible with consent Backpackers' accommodation; Business premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Kiosks; Landscaping material supplies; Light industries; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Roads; Rural supplies; Shop top housing; 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</p>	<p>Home industries Hostels Hotel or motel accommodation Industrial retail outlets Industrial training facilities Information and education facilities Kiosks Landscaping material supplies Light industries Local distribution premises Markets Mortuaries Neighbourhood shops Office premises Oyster aquaculture Passenger transport facilities Places of public worship Plant nurseries Recreation areas Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Roads Roadside stalls Rural supplies</p>	<p>and support a better mix of land uses</p> <ul style="list-style-type: none"> • Taree Commerce and High Streets rezone an isolated E1 Local Centre site to MU to better reflect the uses on the site • Wingham Beef Exports rezone from RU1 Primary Production to E4 General Industrial to expand the current beef works • Land use permissibility expanded consistent with intent of the reform as well as land use to achieve greater consistency between the three Local Environmental Plans ahead of consolidation • Objectives amended to reflect strategic intent of zones with some changes to local objective • Proposed Amend Schedule 1 - Pacific Highway Glenthorne - Additional Permitted Uses to update property identification information that is currently incorrect 	<p>B5 new explicitly permitted uses:</p> <ul style="list-style-type: none"> - Backpackers' accommodation - Boarding houses - Building identification signs - Business identification signs - Business premises - Cellar door premises - Community facilities - Food and drink premises - Function centres - Group homes - Home industries - Hostels - Hotel or motel accommodation - Industrial retail outlets - Information and education facilities - Kiosks - Light industries - Local distribution premises - Markets - Neighbourhood shops - Recreation areas - Recreation facilities (indoor)
<p>B6 Prohibited Agriculture; Animal boarding or training establishments; Boat building and repair facilities; Camping grounds; Caravan parks; Cemeteries; Eco-tourist facilities; Electricity generating works; Farm buildings; Forestry; Home occupations (sex services); Industrial training facilities; Industries; Liquid fuel depots; Marinas; Mooring pens; Pond-based aquaculture; Recreation facilities (outdoor);</p>			

<p>Registered clubs; Residential accommodation; Retail premises; Rural industries; Sex services premises; Tourist and visitor accommodation; Transport depots; Truck depots; Waste disposal facilities; Waste or resource management facilities; Wharf or boating facilities</p>	<p>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</p> <p>E3 Prohibited Agriculture Air transport facilities Airstrips Boat launching ramps Camping grounds Caravan parks Cemeteries Commercial premises Correctional centres Crematoria Eco-tourist facilities Exhibition homes Exhibition villages Extractive industries Farm buildings Forestry</p>		<ul style="list-style-type: none"> - Research stations - Roadside stalls - Service stations - Shop top housing - Specialised retail premises - Storage premises - Take away food and drink premises - Vehicle body repair workshops - Vehicle repair stations - Veterinary hospitals - Wholesale supplies <p>B6 no longer permitted uses:</p> <ul style="list-style-type: none"> - Air transport facilities - Airstrips - Boat launching ramps - Commercial premises - Correctional centres - Crematoria - Exhibition homes - Exhibition villages - Extractive industries - Freight transport facilities - Heavy industrial storage establishments - Highway service centres - Moorings - Open cut mining <p>B6 new additional permitted uses:</p> <ul style="list-style-type: none"> - Animal boarding or training establishments - Boat building and repair facilities
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	<p>Freight transport facilities Heavy industrial storage establishments Highway service centres Industries Marinas Moorings Mooring pens Open cut mining Residential accommodation Rural industries Sex services premises Tourist and visitor accommodation Transport depots Truck depots</p>		<ul style="list-style-type: none"> - Electricity generating works - Home occupations (sex services) - Industrial training facilities - Liquid fuel depots - Pond-based aquaculture - Recreation facilities (outdoor) - Registered clubs - Waste disposal facilities - Waste or resource management facilities - Wharf or boating facilities <p>B6 new explicitly permitted uses:</p> <ul style="list-style-type: none"> - Boarding houses - Building identification signs - Business identification signs - Cellar door premises - Centre-based child care facilities - Depots - Food and drink premises - Function centres - Group homes - Home industries - Hostels - Industrial retail outlets - Information and education facilities - Local distribution premises - Markets - Mortuaries - Neighbourhood shops - Office premises - Places of public worship - Recreation areas - Recreation facilities (indoor)
--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

			<ul style="list-style-type: none"> - Recreation facilities (major) - Research stations - Respite day care centres - Roadside stalls - Service stations - Storage premises - Vehicle body repair workshops - Vehicle repair stations - Veterinary hospitals - Wholesale supplies
--	--	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

LGA: Mid-Coast –Great Lakes LEP 2014

Current Zone	Future Zone	Translation summary	Changes
<p>B5 Permissible with consent</p> <p>Business premises; Centre-based child care facilities; Garden centres; Hardware and building supplies; Kiosks; Landscaping material supplies; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Roads; 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</p> <p>B5 Prohibited</p> <p>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; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Highway service centres; Industrial retail outlets; Industrial</p>	<p>E3 Permitted with Consent</p> <p>Animal boarding or training establishments Boat building and repair facilities Backpackers accommodation Boarding houses Building identification signs Business identification signs Business premises Cellar door premises Centre-based child care facilities Community facilities Depots Food and drink premises Function centres Garden centres Group homes Hardware and building supplies Home industries Hostels Hotel or motel accommodation Industrial retail outlets Industrial training facilities Information and education facilities Kiosks Landscaping material supplies Light industries Local distribution premises Markets Mortuaries</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) with a number of exceptions A number of changes to zone translation and boundary alignment across various zones to achieve greater consistency between the three Local Environmental Plans - the changes predominantly relate to creating buffers between residential and industrial uses and defining centres Forster Shopping Centre and Wharf St precinct to be translated to E2 Commercial Centre to create a strategic centre this will also align zone boundary to reflect employment lands strategy Northern end of the Tuncurry town centre to be translation to Mixed Use Zone (not E1 Local Centre) Land use permissibility expanded consistent with intent of the reform as well as land use to achieve greater consistency between the three Local Environmental Plans ahead of consolidation 	<p>B5 no longer permitted uses:</p> <ul style="list-style-type: none"> Marinas Transport depots Truck depots <p>B5 new additional permitted uses:</p> <ul style="list-style-type: none"> Amusement centres Animal boarding or training establishments Boat building and repair facilities Boat sheds Function centres Industrial retail outlets Industrial training facilities Mortuaries Pond-based aquaculture Recreation facilities (major) Registered clubs Restricted premises Vehicle body repair workshops Vehicle repair stations Waste disposal facilities <p>B5 new explicitly permitted uses:</p> <ul style="list-style-type: none"> Backpackers accommodation Boarding houses Building identification signs Business identification signs Cellar door premises

<p>training facilities; Industries; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture Recreation facilities (major); Registered clubs; Residential accommodation; Restricted premises; Rural industries; Tourist and visitor accommodation; Vehicle body repair workshops; Vehicle repair stations; Waste disposal facilities</p>	<p>Neighbourhood shops Office premises Oyster aquaculture Passenger transport facilities Places of public worship Plant nurseries Recreation areas Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Roads Roadside stalls Rural supplies Service stations Shop-top housing Specialised retail premises Storage premises Take away food and drink premises Tank-based aquaculture Timber yards Vehicle body repair workshops Vehicle repair stations Vehicle sales or hire premises Veterinary hospitals Warehouse or distribution centres Wholesale supplies Any other development not specified in item 2 or 4</p> <p>E3 Prohibited Agriculture</p>	<ul style="list-style-type: none"> Objectives amended to reflect strategic intent of zones with some changes to local objective 	<ul style="list-style-type: none"> Community facilities Depots Food and drink premises Group homes Home industries Hostels Hotel or motel accommodation Information and education facilities Landscaping material supplies Light industries Local distribution premises Markets Neighbourhood shops Office premises Places of public worship Plant nurseries Recreation areas Recreation facilities (indoor) Recreation facilities (outdoor) Research stations Roadside stalls Rural supplies Service stations Shop-top housing Storage premises Veterinary hospitals Warehouse or distribution centres Wholesale supplies
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	<p>Air transport facilities</p> <p>Airstrips</p> <p>Boat launching ramps</p> <p>Camping grounds</p> <p>Caravan parks</p> <p>Cemeteries</p> <p>Commercial premises</p> <p>Correctional centres</p> <p>Crematoria</p> <p>Eco-tourist facilities</p> <p>Exhibition homes</p> <p>Exhibition villages</p> <p>Extractive industries</p> <p>Farm buildings</p> <p>Forestry</p> <p>Freight transport facilities</p> <p>Heavy industrial storage establishments</p> <p>Highway service centres</p> <p>Industries</p> <p>Marinas</p> <p>Mooring pens</p> <p>Moorings</p> <p>Open cut mining</p> <p>Residential accommodation</p> <p>Rural industries</p> <p>Sex services premises</p> <p>Tourist and visitor accommodation</p> <p>Transport depots</p> <p>Truck depots</p>		
--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

LGA: Mid-Coast – Gloucester LEP 2010

NO B5/B6/B7 ZONES

LGA: Mid-Western Regional – Mid-Western Regional LEP 2012

Current Zone	Future Zone	Translation summary	Changes
<p>B5 Permissible with consent Agricultural produce industries; Centre-based child care facilities; Garden centres; Hardware and building supplies; Kiosks; Landscaping material supplies; Light industries; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Respite day care centres; Roadside stalls; Rural supplies; Specialised retail premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B5 Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Function centres; Group homes; Hazardous industries; Heavy industrial storage</p>	<p>E3 Permitted with Consent Agricultural produce industries 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 Home industries Hotel or motel accommodation Industrial retail outlets Industrial training facilities Information and education facilities Kiosks Landscaping material supplies Light industries Local distribution premises Markets Mortuaries Neighbourhood shops Office premises Oyster aquaculture Passenger transport facilities Places of public worship</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) Land use permissibility expanded consistent with intent of the reform Objectives amended to reflect strategic intent of zones with some changes to local objective New Local Provision - provides additional considerations where residential development adjoins land zoned E4 General Industrial to minimise land use conflicts and preserve an acceptable level of amenity 	<p>B5 new additional permitted uses:</p> <ul style="list-style-type: none"> - Animal boarding or training establishments - Function centres - Group homes - Information and education facilities - Mortuaries - Places of public worship - Pond-based aquaculture <p>B5 new explicitly permitted uses:</p> <ul style="list-style-type: none"> - Boat building and repair facilities - Building identification signs - Business identification signs - Business premises - Community facilities - Depots - Home industries - Hotel or motel accommodation - Industrial retail outlets - Industrial training facilities - Local distribution premises - Markets - Neighbourhood shops - Office premises - Recreation areas - Recreation facilities (indoor) - Recreation facilities (major) - Recreation facilities (outdoor)

<p>establishments; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Places of public worship; Pond-based aquaculture Registered clubs; Residential accommodation; Restricted premises; Rural industries; Sewage treatment plants; Sex services premises; Tourist and visitor accommodation; Water recreation structures; Water recycling facilities</p>	<p>Plant nurseries Recreation areas Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Roadside stalls Rural supplies Service stations Specialised retail premises Storage premises Take away food and drink premises Tank-based aquaculture Timber yards Vehicle body repair workshops Vehicle repair stations Vehicle sales or hire premises Veterinary hospitals Warehouse or distribution centres Wholesale supplies Any other development not specified in item 2 or 4</p> <p>E3 Prohibited Agriculture Air transport facilities Airstrips Amusement centres Biosolids treatment facilities Boat launching ramps Boat sheds Camping grounds</p>		<ul style="list-style-type: none"> - Research stations - Service stations - Storage premises - Vehicle body repair workshops - Vehicle repair stations - Veterinary hospitals - Wholesale supplies
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	<p>Caravan parks</p> <p>Cemeteries</p> <p>Charter and tourism boating facilities</p> <p>Commercial premises</p> <p>Correctional centres</p> <p>Eco-tourist facilities</p> <p>Electricity generating works</p> <p>Entertainment facilities</p> <p>Environmental facilities</p> <p>Exhibition homes</p> <p>Exhibition villages</p> <p>Farm buildings</p> <p>Forestry</p> <p>Hazardous industries</p> <p>Heavy industrial storage establishments</p> <p>Highway service centres</p> <p>Home businesses</p> <p>Home occupations</p> <p>Home occupations (sex services)</p> <p>Home-based child care</p> <p>Industries</p> <p>Jetties</p> <p>Marinas</p> <p>Mooring pens</p> <p>Moorings</p> <p>Open cut mining</p> <p>Registered clubs</p> <p>Residential accommodation</p> <p>Restricted premises</p> <p>Rural industries</p> <p>Sewage treatment plants</p> <p>Sex services premises</p> <p>Tourist and visitor accommodation</p>		
--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	Water recreation structures Water recycling facilities		
--	-----------------------------------------------------------	--	--

LGA: Moree Plains – Moree Plains LEP 2011

Current Zone	Future Zone	Translation summary	Changes
<p>B6 Permissible with consent Business premises; Community facilities; Dwelling houses; Food and drink premises; Garden centres; Hardware and building supplies; Home industries; Hotel or motel accommodation; Landscaping material supplies; Light industries; Liquid fuel depots; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Roads; Rural supplies; Self-storage units; Seniors housing; Sewage reticulation systems; Shop top housing; Specialised retail 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</p> <p>B6 Prohibited Agriculture; Air transport facilities; Animal boarding or training establishments; Cemeteries; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Extractive industries; Forestry; Heavy industrial storage establishments; Industrial training facilities; Industries; Open cut mining; Pond-based aquaculture Recreation facilities (major);</p>	<p>E3 Permitted with Consent Animal boarding or training establishments Boat building and repair facilities Business premises Centre-based child care facilities Community facilities Depots Dwelling houses Food and drink premises Function centres Garden centres Hardware and building supplies Hotel or motel accommodation Industrial retail outlets Industrial training facilities Information and education facilities Kiosks Landscaping material supplies Light industries Liquid fuel depots Local distribution premises Markets Mortuaries Neighbourhood shops Office premises Oyster aquaculture Passenger transport facilities Places of public worship Plant nurseries</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) with one exception All land currently zoned IN1 General Industrial translated to E5 Heavy Industrial. New E5 Heavy Industrial land use table created Land use permissibility expanded consistent with intent of the reform Objectives amended to reflect strategic intent of zones with some changes to local objective 	<p>B6 no longer permissible:</p> <ul style="list-style-type: none"> Agricultural produce industries Tourist and visitor accommodation <p>B6 new additional permitted uses:</p> <ul style="list-style-type: none"> Animal boarding or training establishments Industrial training facilities Pond-based aquaculture Recreation facilities (major) Storage premises Truck depots <p>B7 no longer permissible:</p> <ul style="list-style-type: none"> Agricultural produce industries Rural industries <p>B7 new additional permitted uses:</p> <ul style="list-style-type: none"> Animal boarding or training establishments Industrial training facilities Pond-based aquaculture Recreation facilities (major) Recreation facilities (outdoor) Sawmill or log processing works

<p>Residential accommodation; Resource recovery facilities; Retail premises; Rural industries; Sewerage systems; Storage premises; Truck depots; Waste disposal facilities; Wharf or boating facilities</p>	<p>Recreation areas Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor)</p>		
<p>B7 Permissible with consent Centre-based child care facilities; Garden centres; Hardware and building supplies; Home industries; Kiosks; Landscaping material supplies; Light industries; Liquid fuel depots; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Respite day care centres; Roads; Rural supplies; Seniors housing; Sewage reticulation systems; Shop top housing; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p>	<p>Research stations Respite day care centres Rural supplies Sawmill or log processing works Seniors housing Service stations Sewage reticulation systems 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</p>		
<p>B7 Prohibited Agricultural produce industries; Agriculture; Air transport facilities; Animal boarding or training establishments; Cemeteries; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Extractive industries; Forestry; Heavy industrial storage establishments; Industrial training facilities; Industries; Open cut mining; Pond-based aquaculture Recreation</p>	<p>E3 Prohibited Agricultural produce industries Agriculture Air transport facilities Cemeteries Correctional centres Crematoria</p>		

<p>facilities (major); Recreation facilities (outdoor); Residential accommodation; Resource recovery facilities; Retail premises; Sawmill or log processing works; Sewerage systems; Tourist and visitor accommodation; Waste disposal facilities; Wharf or boating facilities</p>	<p>Eco-tourist facilities Electricity generating works Extractive industries Forestry Heavy industrial storage establishments Industries Open cut mining Residential accommodation Resource recovery facilities Retail premises Rural industries Sewerage systems Tourist and visitor accommodation Waste disposal facilities Wharf or boating facilities</p>		
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

LGA: Mosman – Mosman LEP 2012

Current Zone	Future Zone	Translation summary	Changes
<p>B6 Permissible with consent Boarding houses; Business premises; Centre-based child care facilities; Community facilities; Dual occupancies; Food and drink premises; Function centres; Garden centres; Group homes; Hardware and building supplies; Home businesses; Hostels; Hotel or motel accommodation; Landscaping material supplies; Light industries; Medical centres; Multi dwelling housing; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Residential flat buildings; Respite day care centres; Roads; Self-storage units; Serviced apartments; Signage; Tank-based aquaculture; Timber yards; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres</p> <p>B6 Prohibited Pond-based aquaculture; Any other development not specified in item 2 or 3</p>	<p>E3 Permitted with Consent Animal boarding or training establishments Boarding houses Boat building and repair facilities Building identification signs Business identification signs Business premises Centre-based child care facilities Community facilities Depots Dual occupancies Food and drink premises Function centres Garden centres Group homes Hardware and building supplies Home businesses Home industries Hostels Hotel or motel accommodation Industrial retail outlets Industrial training facilities Information and education facilities Landscaping material supplies Light industries Local distribution premises Markets Medical centres Mortuaries</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) Land use permissibility expanded consistent with intent of the reform Objectives amended to reflect strategic intent of zones with some changes to local objective Amend - Local Provision - Clause 4.3 to delete (1)(b) Height of buildings as it is now redundant Amend - Local Provision - Clause 4.4 to delete (1)(b) Floor space ratio as it is now redundant 	<p>B6 no longer permissible:</p> <ul style="list-style-type: none"> Self-storage units <p>B6 new additional permitted uses:</p> <ul style="list-style-type: none"> Animal boarding or training establishments Boat building and repair facilities Building identification signs Business identification signs Depots Home industries Industrial retail outlets Industrial training facilities Information and education facilities Local distribution premises Markets Mortuaries Recreation facilities (major) Recreation facilities (outdoor) Research stations Rural supplies Specialised retail premises Storage premises Take away food and drink premises Vehicle body repair workshops Wholesale supplies

	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 Roads Rural supplies Service stations Serviced apartments Signage Specialised retail premises Storage premises Take away food and drink premises Tank-based aquaculture Timber yards Vehicle body repair workshops Vehicle repair stations Vehicle sales or hire premises Veterinary hospitals Warehouse or distribution centres Wholesale supplies E3 Prohibited		
--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	Any other development not specified in item 2 or 3		
--	----------------------------------------------------	--	--

LGA: Murray River – Murray LEP 2011

Current Zone	Future Zone	Translation summary	Changes
<p>B6 Permissible with consent Business premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Kiosks; Landscaping material supplies; Light industries; Markets; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Roads; Roadside stalls; 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</p> <p>B6 Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Cemeteries; Correctional centres; Extractive industries; Farm buildings; Forestry; Heavy industrial storage establishments; Helipads; Industries; Open cut mining; Pond-based aquaculture Residential accommodation; Retail premises; Rural industries; Sewage treatment plants; Vehicle body repair workshops; Water recycling facilities; Wharf or boating facilities</p>	<p>E3 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 Home industries Hotel or motel accommodation Industrial retail outlets Industrial training facilities Information and education facilities Kiosks Landscaping material supplies Light industries Local distribution premises Markets Mortuaries Neighbourhood shops Office premises Oyster aquaculture Passenger transport facilities Places of public worship Plant nurseries</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) with one exception Moama Town Centre proposed to be zoned E2 Commercial Centre. New E2 Commercial Centre land use table created Changes to the permissibility of local land uses to ensure consistency between Murray Local Environmental Plan and Wakool Local Environmental Plan Changes to local objectives to ensure consistency between Murray Local Environmental Plan and Wakool Local Environmental Plan. Consult comparison objectives table 	<p>B6 no longer permissible:</p> <ul style="list-style-type: none"> Eco-tourist facilities <p>B6 new additional permitted uses:</p> <ul style="list-style-type: none"> Animal boarding or training establishments Pond-based aquaculture Vehicle body repair workshops

	<p>Recreation areas</p> <p>Recreation facilities (indoor)</p> <p>Recreation facilities (major)</p> <p>Recreation facilities (outdoor)</p> <p>Research stations</p> <p>Respite day care centres</p> <p>Roadside stalls</p> <p>Rural supplies</p> <p>Service stations</p> <p>Specialised retail premises</p> <p>Storage premises</p> <p>Take away food and drink premises</p> <p>Tank-based aquaculture</p> <p>Timber yards</p> <p>Vehicle body repair workshops</p> <p>Vehicle repair stations</p> <p>Vehicle sales or hire premises</p> <p>Veterinary hospitals</p> <p>Warehouse or distribution centres</p> <p>Wholesale supplies</p> <p>Any other development not specified in item 2 or 4</p> <p>E3 Prohibited</p> <p>Agriculture</p> <p>Air transport facilities</p> <p>Airstrips</p> <p>Amusement centres</p> <p>Biosolids treatment facilities</p> <p>Cemeteries</p> <p>Correctional centres</p> <p>Eco-tourist facilities</p> <p>Extractive industries</p>		
--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	<p>Farm buildings</p> <p>Forestry</p> <p>Heavy industrial storage establishments</p> <p>Helipads</p> <p>Industries</p> <p>Open cut mining</p> <p>Residential accommodation</p> <p>Retail premises</p> <p>Rural industries</p> <p>Sewage treatment plants</p> <p>Water recycling facilities</p> <p>Wharf or boating facilities</p>		
--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

LGA: Murray River – Wakool LEP 2013

Current Zone	Future Zone	Translation summary	Changes
<p>B6 Permissible with consent Business premises; Community facilities; Dual occupancies; Food and drink premises; Garden centres; Hardware and building supplies; Hostels; Hotel or motel accommodation; Kiosks; Landscaping material supplies; Light industries; Markets; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Rural supplies; Semi-detached dwellings; Shop top housing; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B6 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; Car parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport</p>	<p>E3 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 Home industries Hotel or motel accommodation Industrial retail outlets Industrial training facilities Information and education facilities Kiosks Landscaping material supplies Light industries Local distribution premises Markets Mortuaries Neighbourhood shops Office premises Oyster aquaculture Passenger transport facilities Places of public worship Plant nurseries</p>	<ul style="list-style-type: none"> • Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) • Changes to the permissibility of local land uses to ensure consistency between Murray Local Environmental Plan and Wakool Local Environmental Plan • Changes to local objectives to ensure consistency between Murray Local Environmental Plan and Wakool Local Environmental Plan. Consult comparison objectives table 	<p>B6 no longer permissible:</p> <ul style="list-style-type: none"> - Helipads - Retail premises - Water recycling facilities - Wharf or boating facilities <p>B6 new additional permitted uses:</p> <ul style="list-style-type: none"> - Animal boarding or training establishments - Boat building and repair facilities - Boat launching ramps - Boat sheds - Camping grounds - Car parks - Charter and tourism boating facilities - Commercial premises - Crematoria - Electricity generating works - Exhibition home - Exhibition villages - Farm stay accommodation - Freight transport facilities - Industrial training facilities - Jetties - Marinas - Mooring pens - Mooring - Pond-based aquaculture - Recreation facilities (major)

<p>facilities; Heavy industrial storage establishments; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture; Recreation facilities (major); Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Sewage treatment plants; Transport depots; Truck depots; Vehicle body repair workshops; Waste disposal facilities; Water recreation structures</p>	<p>Recreation areas Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Roadside stalls Rural supplies Service stations Specialised retail premises Storage premises Take away food and drink premises Tank-based aquaculture Timber yards Vehicle body repair workshops Vehicle repair stations Vehicle sales or hire premises Veterinary hospitals Warehouse or distribution centres Wholesale supplies Any other development not specified in item 2 or 4</p> <p>E3 Prohibited Agriculture Air transport facilities Airstrips Amusement centres Biosolids treatment facilities Cemeteries Correctional centres Eco-tourist facilities Extractive industries</p>		<ul style="list-style-type: none"> - Research stations - Resource recovery facilities - Restricted premises - Transport depots - Truck depots - Vehicle body repair workshops - Waste disposal facilities - Water recreation structures
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	<p>Farm buildings</p> <p>Forestry</p> <p>Heavy industrial storage establishments</p> <p>Helipads</p> <p>Industries</p> <p>Open cut mining</p> <p>Residential accommodation</p> <p>Retail premises</p> <p>Rural industries</p> <p>Sewage treatment plants</p> <p>Water recycling facilities</p> <p>Wharf or boating facilities</p>		
--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

LGA: Murrumbidgee – Murrumbidgee LEP 2013

No B5/B6/B7 Zones.

LGA: Murrumbidgee – Jerilderie LEP 2012

No B5/B6/B7 Zones.

LGA: Muswellbrook – Muswellbrook LEP 2009

Current Zone	Future Zone	Translation summary	Changes
<p>B5 Permissible with consent Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Garden centres; Hardware and building supplies; Landscaping material supplies; Light industries; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Roads; Rural supplies; Shop top housing; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Vehicle sales or hire premises; Warehouse or distribution centres</p> <p>B5 Prohibited Pond-based aquaculture; Any other development not specified in item 2 or 3</p>	<p>E3 Permitted with Consent Animal boarding or training establishments Boat building and repair facilities Business identification signs Business premises Caravan parks Car parks Centre-based child care facilities Community facilities Depots Educational establishments Environmental facilities Function centres Garden centres Hardware and building supplies Highway service centres Home industries 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</p>	<ul style="list-style-type: none"> • Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) with exceptions • A number of sites surrounding Muswellbrook Showground and south of the train line off Sydney St are proposed to be zoned E3 Productivity Support instead of E1 Local Centre to reflect current uses on these sites • Shops on the eastern side of the train line proposed to be zoned E2 Commercial Centre (instead of E1 Local Centre) either side of Bridge St to create a region centre in line with the Hunter Region Plan. New land use table created for E2 Commercial Centre • Land use permissibility expanded consistent with intent of the reform • Objectives amended to reflect strategic intent of zones with some minor changes to local objectives • Delete Local Provision - CI 7.7 Development at Muswellbrook Showground - provision to be deleted as DCP has now been prepared 	<p>B5 no longer permissible:</p> <ul style="list-style-type: none"> - Building identification signs <p>B5 new additional permitted uses:</p> <ul style="list-style-type: none"> - Animal boarding or training establishments - Boat building and repair facilities - Business premises - Caravan parks - Car parks - Depots - Educational establishments - Environmental facilities - Function centres - Highway service centres - Home industries - Hotel or motel accommodation - Industrial retail outlets - Industrial training facilities - Information and education facilities - Local distribution premises - Markets - Mortuaries - Neighbourhood shops - Office premises - Places of public worship - Plant nurseries - Public administration buildings - Recreation areas

	<p> 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 Shop top housing Specialised retail premises Storage premises Take away food and drink premises Tank-based aquaculture Timber yards Tourist and visitor accommodation Vehicle body repair workshops Vehicle repair stations Vehicle sales or hire premises Veterinary hospitals Warehouse or distribution centres Wholesale supplies </p> <p>E3 Prohibited</p> <p>Any other development not specified in item 2 or 3</p>	<ul style="list-style-type: none"> New Local Provision - Active Street Frontage E1 to promote active street frontage on certain land in E1 Local Centre 	<ul style="list-style-type: none"> Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Restricted premises Service stations Sex services premises Timber yards Tourist and visitor accommodation Vehicle body repair workshops Vehicle repair stations Veterinary hospitals Wholesale supplies
--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

LGA: Nambucca Valley – Nambucca LEP 2010

Current Zone	Future Zone	Translation summary	Changes
<p>B7 Permissible with consent Business premises; Centre-based child care facilities; Depots; Garden centres; Hardware and building supplies; Industrial retail outlets; Landscaping material supplies; Light industries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Respite day care centres; Roads; Specialised retail premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Wholesale supplies; Any other development not specified in item 2 or 4</p> <p>B7 Prohibited Agriculture; Air transport facilities; Animal boarding or training establishments; Camping grounds; Caravan parks; Correctional centres; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Helipads; Highway service centres; Industrial training facilities; Industries; Liquid fuel depots; Pond-based aquaculture Recreation facilities (major); Recreation facilities (outdoor); Residential accommodation; Restricted premises; Retail premises; Rural industries; Sex services premises; Tourist and visitor</p>	<p>E3 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 Home industries 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</p>	<ul style="list-style-type: none"> • Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) • Land use permissibility expanded consistent with intent of the reform • Objectives amended to reflect strategic intent of zones 	<p>B7 new additional permitted uses:</p> <ul style="list-style-type: none"> - Animal boarding or training establishments - Industrial training facilities - Pond-based aquaculture - Recreation facilities (major) - Recreation facilities (outdoor)

<p>accommodation; Waste or resource management facilities; Wharf or boating facilities</p>	<p>Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Roads 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</p> <p>E3 Prohibited Agriculture Air transport facilities Camping grounds Caravan parks Correctional centres Eco-tourist facilities Exhibition homes Exhibition villages Extractive industries Helipads</p>		
--------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	Highway service centres Industries Liquid fuel depots Residential accommodation Restricted premises Retail premises Rural industries Sex services premises Tourist and visitor accommodation Waste or resource management facilities Wharf or boating facilities		
--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

LGA: Narrabri – Narrabri LEP 2012

NO B5/B6/B7 ZONES

LGA: Narrandera – Narrandera LEP 2013

NO B5/B6/B7 ZONES

LGA: Narromine – Narromine LEP 2011

NO B5/B6/B7 ZONES

LGA: Newcastle – Newcastle LEP 2012

Current Zone	Future Zone	Translation summary	Changes
<p>B5 Permissible with consent</p> <p>Amusement centres; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Correctional centres; Crematoria; Depots; Educational establishments; Flood mitigation works; Garden centres; Hardware and building supplies; Industrial retail outlets; Information and education facilities; Landscaping material supplies; Light industries; Mortuaries; Oyster aquaculture; Passenger transport facilities; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day</p>	<p>E3 Permitted with Consent</p> <p>Amusement centres Animal boarding or training establishments Boat building and repair facilities Building identification signs Business identification signs Business premises Car parks Centre-based child care facilities Community facilities Correctional centres Crematoria Depots Educational establishments Flood mitigation works Function centres Garden centres Hardware and building supplies Home industries 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</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) Land use permissibility expanded consistent with intent of the reform Objectives amended to reflect strategic intent of zones with some changes to local objectives New Local Provision for smaller centres zoned E1 Local Centre. Seeks to support council's existing retail hierarchy and to maintain the character of existing centres New Local Provision - development consent must not be granted for a service station if access to the service station is from a local road 	<p>B5 no longer permitted uses:</p> <ul style="list-style-type: none"> Commercial premises Self-storage units <p>B5 new additional permitted uses:</p> <ul style="list-style-type: none"> Animal boarding or training establishments Boat building and repair facilities Building identification signs Business identification signs Business premises Car parks Centre-based child care facilities Function centres Home industries Hotel or motel accommodation Local distribution premises Markets Neighbourhood shops Office premises Places of public worship Plant nurseries Pubs Recreation facilities (major) Research stations Restaurants or cafes Rural supplies Storage premises Take away food and drink premises

<p>care centres; Restricted premises; Roads; Self-storage units; Service stations; Sex services premises; Signage; Specialised retail premises; Tank-based aquaculture; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies</p> <p>B5 Prohibited High technology industries; Pond-based aquaculture Pubs; Restaurants or cafes; Roadside stalls; Any other development not specified in item 2 or 3</p>	<p>Office premises Oyster aquaculture Passenger transport facilities Places of public worship Plant nurseries Pubs Recreation areas Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Restaurants or cafes 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 Vehicle body repair workshops Vehicle repair stations Vehicle sales or hire premises Veterinary hospitals Warehouse or distribution centres Wholesale supplies</p> <p>E3 Prohibited Roadside stalls</p>	<ul style="list-style-type: none"> - Timber yards - Vehicle sales or hire premises
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------

	Any other development not specified in item 2 or 3		
--	----------------------------------------------------	--	--

LGA: North Sydney – North Sydney LEP 2013

No B5/B6/B7 Zones.

LGA: Northern Beaches – Manly LEP 2013

No B5/B6/B7 Zones.

LGA: Northern Beaches – Pittwater LEP 2014

Current Zone	Future Zone	Translation summary	Changes
<p>B6 Permissible with consent</p> <p>Business premises; Car parks; Community facilities; Environmental protection works; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Information and education facilities; Kiosks; Landscaping material supplies; Light industries; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Recreation areas; Recreation facilities (indoor); Research stations; Roads; Service stations; Signage; Specialised retail premises; Storage premises; Tank-based aquaculture; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies</p> <p>B6 Prohibited</p> <p>Pond-based aquaculture; Any other development not specified in item 2 or 3</p>	<p>E3 Permitted with Consent</p> <p>Amusement centres Animal boarding or training establishments Boat building and repair facilities Building identification signs Business identification signs Business premises Car parks Centre-based child care facilities Community facilities Depots Educational establishments Electricity generating works Emergency services facilities Environmental protection works Flood mitigation works Function centres Funeral homes Garden centres Goods repair and reuse premises Hardware and building supplies Health services facilities Home industries Hotel or motel accommodation Industrial retail outlets Industrial training facilities Information and education facilities Kiosks</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) with one exception Part of Warriewood Business Park currently zoned B7 Business Park (refer to map) proposed to be zoned SP4 Enterprise. SP4 Enterprise land use table created Warriewood (Vuko Place) Business Park currently zoned B7 Business Park (refer to map) proposed to be zoned SP4 Enterprise. SP4 Enterprise land use table created Land use permissibility expanded consistent with intent of the reform Objectives amended to reflect strategic intent of zones with some changes to local objectives 	<p>B6 new additional permitted uses:</p> <ul style="list-style-type: none"> Amusement centres Animal boarding or training establishments Boat building and repair facilities Building identification signs Business identification signs Centre-based child care facilities Depots Educational establishments Electricity generating works Emergency services facilities Flood mitigation works Function centres Funeral homes Goods repair and reuse premises Health services facilities Home industries Industrial retail outlets Industrial training facilities Local distribution premises Markets Mortuaries Places of public worship Public administration buildings Recreation facilities (major) Recreation facilities (outdoor) Registered clubs Respite day care centres Restaurants or cafes Restricted premises

	<p>Landscaping material supplies</p> <p>Light industries</p> <p>Local distribution premises</p> <p>Markets</p> <p>Mortuaries</p> <p>Neighbourhood shops</p> <p>Office premises</p> <p>Oyster aquaculture</p> <p>Passenger transport facilities</p> <p>Places of public worship</p> <p>Plant nurseries</p> <p>Public administration buildings</p> <p>Recreation areas</p> <p>Recreation facilities (indoor)</p> <p>Recreation facilities (major)</p> <p>Recreation facilities (outdoor)</p> <p>Registered clubs</p> <p>Research stations</p> <p>Respite day care centres</p> <p>Restaurants or cafes</p> <p>Restricted premises</p> <p>Roads</p> <p>Rural supplies</p> <p>School-based child care</p> <p>Sex services premises</p> <p>Service stations</p> <p>Shops</p> <p>Signage</p> <p>Specialised retail premises</p> <p>Storage premises</p> <p>Take away food and drink premises</p> <p>Tank-based aquaculture</p> <p>Timber yards</p>		<ul style="list-style-type: none"> - Rural supplies - School-based child care - Sex services premises - Shops - Take away food and drink premises - Timber yards - Transport depots - Truck depots - Waste or resource transfer stations - Water reticulation systems
<p>B7 Permissible with consent</p> <p>Boat building and repair facilities; Centre-based child care facilities; Community facilities; Depots; Environmental protection works; Funeral homes; Garden centres; Hardware and building supplies; Horticulture; Industrial retail outlets; Industrial training facilities; Kiosks; Light industries; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Recreation areas; Recreation facilities (indoor); Research stations; Respite day care centres; Restaurants or cafes; Roads; Service stations; Signage; Storage premises; Take away food and drink premises; Tank-based aquaculture; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire</p>			<p>B7 no longer permitted uses:</p> <ul style="list-style-type: none"> - Horticulture <p>B7 new additional permitted uses:</p> <ul style="list-style-type: none"> - Amusement centres - Animal boarding or training establishments - Building identification signs - Business identification signs - Business premises - Car parks - Educational establishments - Electricity generating works - Emergency services facilities - Flood mitigation works - Function centres - Goods repair and reuse premises - Information and education facilities

<p>premises; Warehouse or distribution centres; Wholesale supplies</p> <p>B7 Prohibited Pond-based aquaculture; Any other development not specified in item 2 or 3</p>	<p>Transport depots Truck depots Vehicle body repair workshops Vehicle repair stations Vehicle sales or hire premises Veterinary hospitals Warehouse or distribution centres Waste or resource transfer stations Water reticulation systems Wholesale supplies</p> <p>E3 Prohibited Any other development not specified in item 2 or 3</p>		<ul style="list-style-type: none"> - Landscaping material supplies - Local distribution premises - Markets - Places of public worship - Plant nurseries - Public administration buildings - Recreation facilities (major) - Recreation facilities (outdoor) - Registered clubs - Restricted premises - Rural supplies - School-based child care - Sex services premises - Specialised retail premises - Timber yards - Waste or resource transfer stations - Water reticulation systems
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

LGA: Northern Beaches – Warringah LEP 2011

Current Zone	Future Zone	Translation summary	Changes
<p>B5 Permissible with consent Centre-based child care facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Roads; Self-storage units; Specialised retail premises; Take away food and drink premises; Tank-based aquaculture; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B5 Prohibited Advertising structures; Agriculture; Air transport facilities; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Highway service centres; Home-based child care; Home</p>	<p>E3 Permitted with Consent Amusement centres Animal boarding or training establishments Boat building and repair facilities Building identification signs Business identification signs Business premises Car parks Centre-based child care facilities Community facilities Depots Educational establishments Electricity generating works Emergency services facilities Environmental protection works Flood mitigation works Function centres Garden centres Hardware and building supplies Health services facilities Home industries Hotel or motel accommodation Industrial retail outlets Industrial training facilities Information and education facilities Kiosks Landscaping material supplies Light industries Local distribution premises</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) with exceptions Frenchs Forest Business Park currently zoned B7 Business Park proposed to be zoned SP4 Enterprise. SP4 Enterprise land use table created Part of Belrose Business Park currently zoned B7 Business Park (refer to map) proposed to be zoned SP4 Enterprise. SP4 Enterprise land use table created Land use permissibility expanded consistent with intent of the reform Residential flat buildings now prohibited in MU1 Mixed Use (see new Local Provision) Objectives amended to reflect strategic intent of zones with some changes to local objectives Delete Local Provision Clause 6.7 - Residential Flat Buildings not permitted at ground level - RFBs proposed to be prohibited in MU1 Mixed Use with an Additional Permitted Use layer proposed 	<p>B5 no longer permitted uses:</p> <ul style="list-style-type: none"> Airstrips Commercial premises Farm buildings Helipad Jetties Sewerage systems Water supply systems <p>B5 new additional permitted uses:</p> <ul style="list-style-type: none"> Amusement centres Animal boarding or training establishments Boat building and repair facilities Depots Function centres Industrial retail outlets Industrial training facilities Information and education facilities Office premises Pond-based aquaculture Recreation facilities (major) Recreation facilities (outdoor) Research stations Retail premises Sex services premises Storage premises Wholesale supplies

<p>businesses; Home occupations; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Marinas; Mooring pens; Moorings; Office premises; Open cut mining; Pond-based aquaculture; Port facilities; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Retail premises; Rural industries; Sex services premises; Storage premises; Tourist and visitor accommodation; Waste or resource management facilities; Water recreation structures; Wharf or boating facilities; Wholesale supplies</p>	<p>Markets Mortuaries Neighbourhood shops Office premises Oyster aquaculture Passenger transport facilities Places of public worship Plant nurseries Public administration building Recreation areas Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Registered clubs Research stations Respite day care centres Restaurants or cafes Restricted premises Roads Rural supplies School based childcare Service stations Sex services premises Shops Specialised retail premises Storage premises Take away food and drink premises Tank-based aquaculture Timber yards Transport depot Truck depot Vehicle body repair workshops Vehicle repair stations</p>	<p>below to permit RFB's in specified locations in Dee Why</p> <ul style="list-style-type: none"> Amend Schedule 1 Additional Permitted Uses - Clause 3 Corner Mona Vale Rd and Forest Way, Belrose - covers only the proposed E3 Productivity Support zoned land. Retain maximum GFA not exceeding 2500m2 for business premises and shops New Schedule 1 Additional Permitted Uses - Clause 3 - Permits Residential Flat Buildings on selected sites at Kingsway and Fisher Rd Dee Why 	
<p>B7 Permissible with consent Centre-based child care facilities; Garden centres; Hardware and building supplies; Light industries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Roads; Self-storage units; Take away food and drink premises; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B7 Prohibited Advertising structures; Agriculture; Air transport facilities; Amusement centres; Animal boarding or training establishments;</p>			<p>B7 no longer permitted uses:</p> <ul style="list-style-type: none"> Airstrips Boat launching ramps Commercial premises Farm buildings Helipad Jetties Sewerage systems Water supply systems <p>B7 new additional permitted uses:</p> <ul style="list-style-type: none"> Amusement centres Animal boarding or training establishments Boat building and repair facilities

<p>Boat building and repair facilities; Boat sheds; Business premises; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Marinas; Mooring pens; Moorings; Open cut mining; Places of public worship; Pond-based aquaculture; Port facilities; Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Restricted premises; Retail premises; Rural industries; Service stations; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Waste or resource management facilities; Water recreation structures; Wharf or boating facilities; Wholesale supplies</p>	<p>Vehicle sales or hire premises Veterinary hospitals Warehouse or distribution centres Waste or resource transfer stations Water reticulation systems Wholesale supplies Any other development not specified in item 2 or 4</p> <p>E3 Prohibited Advertising structures Agriculture Airstrips Air transport facilities Boat launching ramps Boat sheds Camping grounds Caravan parks Cemeteries Charter and tourism boating facilities Commercial premises Correctional centres Crematoria Eco-tourist facilities Entertainment facilities Environmental facilities Exhibition homes Exhibition villages Extractive industries Farm buildings Forestry Freight transport facilities Heavy industrial storage establishments</p>		<ul style="list-style-type: none"> - Depots - Function centres - Industrial retail outlets - Industrial training facilities - Information and education facilities - Places of public worship - Pond-based aquaculture - Recreation facilities (major) - Registered club - Research stations - Restricted premises - Retail premises - Service stations - Sex services premises - Storage premises - Transport depots - Vehicle body repair workshops - Vehicle repair stations - Veterinary hospitals - Wholesale supplies
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	<p> Helipad Highway service centres Home businesses Home occupations Home occupations (sex services) Home-based child care Industries Jetties Marinas Mooring pens Moorings Open cut mining Port facilities Residential accommodation Rural industries Sewerage systems Tourist and visitor accommodation Waste or resource management facilities Water recreation structures Water supply systems Wharf or boating facilities </p>		
--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

LGA: Oberon – Oberon LEP 2013

Current Zone	Future Zone	Translation summary	Changes
<p>B6 Permissible with consent Boarding houses; Business premises; Community facilities; Food and drink premises; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Roads; Shop top housing; Specialised retail premises; Tank-based aquaculture; Warehouse or distribution centres; Water reticulation systems; Any other development not specified in item 2 or 4</p> <p>B6 Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Cemeteries; Charter tourism and boating facilities; Correctional centres; Crematoria; Electricity generating works; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Heavy industrial storage establishments; Helipads; Industrial</p>	<p>E3 Permitted with Consent Animal boarding or training establishments Boarding houses Boat building and repair facilities Building identification signs Business identification signs Business premises Centre-based child care facilities Community facilities Depots Food and drink premises Function centres Garden centres Hardware and building supplies Home industries 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</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) Land use permissibility expanded consistent with intent of the reform Objectives amended to reflect strategic intent of zones with local objectives retained 	<p>B6 new additional permitted uses:</p> <ul style="list-style-type: none"> - Animal boarding or training establishments - Boat building and repair facilities - Industrial training facilities - Pond-based aquaculture - Recreation areas - Recreation facilities (major) - Recreation facilities (outdoor) - Vehicle body repair workshops - Vehicle repair stations <p>B6 no longer permitted uses:</p> <ul style="list-style-type: none"> - Nil

<p>training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture Pubs; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Residential accommodation; Resource recovery facilities; Retail premises; Rural industries; Sewage treatment plants; Sex services premises; Vehicle body repair workshops; Vehicle repair stations; Waste disposal facilities; Water recreation structures; Water supply systems</p>	<p>Plant nurseries Recreation areas Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Roads Rural supplies Service stations Shop top housing Specialised retail premises Storage premises Take away food and drink premises Tank-based aquaculture Timber yards Vehicle body repair workshops Vehicle repair stations Vehicle sales or hire premises Veterinary hospitals Warehouse or distribution centres Water reticulation systems Wholesale supplies Any other development not specified in item 2 or 4</p> <p>E3 Prohibited Agriculture Air transport facilities Airstrips Amusement centres Biosolids treatment facilities Boat launching ramps</p>		
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	<p>Cemeteries</p> <p>Charter tourism and boating facilities</p> <p>Correctional centres</p> <p>Crematoria</p> <p>Electricity generating works</p> <p>Environmental facilities</p> <p>Environmental protection works</p> <p>Exhibition homes</p> <p>Exhibition villages</p> <p>Extractive industries</p> <p>Farm buildings</p> <p>Farm stay accommodation</p> <p>Forestry</p> <p>Heavy industrial storage establishments</p> <p>Helipads</p> <p>Industries</p> <p>Jetties</p> <p>Marinas</p> <p>Mooring pens</p> <p>Moorings</p> <p>Open cut mining</p> <p>Pubs</p> <p>Residential accommodation</p> <p>Resource recovery facilities</p> <p>Retail premises</p> <p>Rural industries</p> <p>Sewage treatment plants</p> <p>Sex services premises</p> <p>Waste disposal facilities</p> <p>Water recreation structures</p> <p>Water supply systems</p>		
--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

LGA: Orange – Orange LEP 2011

Current Zone	Future Zone	Translation summary	Changes
<p>B5 Permissible with consent Centre-based child care facilities; Funeral homes; Garden centres; Hardware and building supplies; Home industries; Hotel or motel accommodation; Kiosks; Landscaping material supplies; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Roads; Rural supplies; Self-storage units; Shop top housing; Signage; 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</p> <p>B5 Prohibited Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage</p>	<p>E3 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 Home industries Hotel or motel accommodation Industrial retail outlets Industrial training facilities Information and education facilities Kiosks Landscaping material supplies Light industries Local distribution premises Markets Mortuaries Multi dwelling housing Neighbourhood shops Office premises Oyster aquaculture Passenger transport facilities Places of public worship</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) Land use permissibility expanded consistent with intent of the reform Objectives amended to reflect strategic intent of zones with some minor changes to local objectives Two new Local Provisions proposed which intend to maintain the centres hierarchy and predominance of Orange CBD as the centre of retailing as supported by North Orange and South Orange centres One of the Local Provisions will limit the floor area of retail uses for smaller centres (previously zoned B1 Neighbourhood Centre) New Local Provision - additional considerations applying to certain centres - for proposals in smaller centres zoned E1 Local centre. These considerations seek to support the character of the centre, the amenity of neighbouring residences New Local Provision - Certain Commercial Premises in E3 Productivity Support zone - limits GFA for certain land uses in the E3 zone to support 	<p>B5 no longer permissible:</p> <ul style="list-style-type: none"> Biosolids treatment facilities Car parks Home business Registered clubs Retail premises Rural workers' dwellings Sewage treatment plants Waste or resource management facilities Water recycling facilities <p>B5 new additional permitted uses:</p> <ul style="list-style-type: none"> Animal boarding or training establishments Boat building and repair facilities Industrial retail outlets Industrial training facilities Mortuaries Pond-based aquaculture Recreation facilities (major) Research stations Resource recovery facilities Storage premises Tourist and visitor accommodation Vehicle body repair workshops Veterinary hospitals Waste disposal facilities

<p>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; Pond-based aquaculture Recreation facilities (major); Research stations; Residential accommodation; Resource recovery facilities; Rural industries; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Veterinary hospitals; Waste disposal facilities; Water recreation structures</p> <p>B6 Permissible with consent Business premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Kiosks; Landscaping material supplies; Light industries; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Restaurants or cafes; Roads; Rural supplies; Self-storage units; Shop top housing; Take away food and drink premises; Tank-based aquaculture; Timber yards; Tourist and visitor accommodation; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p>	<p>Plant nurseries Recreation areas Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Restaurants or cafes Roads Rural supplies Service stations Shop top housing Signage Specialised retail premises Storage premises Take away food and drink premises Tank-based aquaculture Timber yards Vehicle body repair workshops Vehicle repair stations Vehicle sales or hire premises Veterinary hospitals Warehouse or distribution centres Wholesale supplies Any other development not specified in item 2 or 4</p> <p>E3 Prohibited Agriculture Air transport facilities Airstrips Amusement centres Biosolids treatment facilities</p>	<p>Orange CBD as the principal retail and business centres</p>	<p>B6 no longer permissible:</p> <ul style="list-style-type: none"> - Biosolids treatment facilities - Commercial premises - Home business - Sewage treatment plants - Waste or resource management facilities - Water recycling facilities <p>B6 new additional permitted uses:</p> <ul style="list-style-type: none"> - Animal boarding or training establishments - Boat building and repair facilities - Centre-based child care facilities - Depots - Industrial training facilities - Pond-based aquaculture - Research stations - Resource recovery facilities - Respite day care centres - Storage premises - Vehicle body repair workshops - Waste disposal facilities <p>B7 no longer permissible:</p> <ul style="list-style-type: none"> - Commercial premises - Farm buildings - Truck depots <p>B7 new additional permitted uses:</p> <ul style="list-style-type: none"> - Animal boarding or training
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>B6 Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture; Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Respite day care centres; Retail premises; Rural industries; Rural workers' dwellings; Sex services premises; Storage premises; Truck depots; Vehicle body repair workshops; Waste disposal facilities; Water recreation structures</p> <p>B7 Permissible with consent Centre-based child care facilities; Garden centres; Hardware and building supplies; Light industries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Respite day</p>	<p>Boat launching ramps Boat sheds Camping grounds Car parks Caravan parks Cemeteries Charter and tourism boating facilities Commercial premises Correctional centres Crematoria Eco-tourist facilities Entertainment facilities Exhibition homes Exhibition villages Extractive industries Farm buildings Forestry Freight transport facilities Heavy industrial storage establishments Helipads Highway service centres Home business Home occupations (sex services) Industries Jetties Marinas Mooring pens Moorings Open cut mining Registered clubs Residential accommodation Retail premises Rural industries</p>		<p>establishments</p> <ul style="list-style-type: none"> - Boat building and repair facilities - Depots - Function centres - Home-based child care - Home occupations - Industrial retail outlets - Industrial training facilities - Passenger transport facilities - Places of public worship - Pond-based aquaculture - Recreation facilities (major) - Recreation facilities (outdoor) - Service stations - Storage premises - Tourist and visitor accommodation - Vehicle body repair workshops - Veterinary hospitals - Wholesale supplies
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>care centres; Roads; Take away food and drink premises; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B7 Prohibited</p> <p>Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home-based child care; Home business; Home occupations; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Places of public worship; Pond-based aquaculture Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Retail premises; Rural industries; Service stations; Sewage</p>	<p>Rural workers' dwellings Sewage treatment plants Sex services premises Transport depots Truck depots Waste or resource management facilities Water recreation structures Water recycling facilities</p>		
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

<p>treatment plants; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Vehicle body repair workshops; Veterinary hospitals; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Wholesale supplies</p>			
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--	--



LGA: Parkes– Parkes LEP 2012

NO B5/B6/B7 ZONES

LGA: Penrith– Penrith LEP 2010

Current Zone	Future Zone	Translation summary	Changes
<p>B5 Permissible with consent Car parks; Centre-based child care facilities; Environmental protection works; Flood mitigation works; Food and drink premises; Function centres; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Industrial retail outlets; Landscaping material supplies; Light industries; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Recreation areas; Recreation facilities (indoor); Respite day care centres; Roads; Self-storage units; Signage; Specialised retail premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres</p> <p>B5 Prohibited Pond-based aquaculture; Restaurants or cafes; Any other development not specified in item 2 or 3</p> <p>B6 Permissible with consent Business premises; Community facilities; Environmental protection works; Flood mitigation works; Food and drink premises; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Industrial retail outlets; Industrial training</p>	<p>E3 Permitted with Consent Animal boarding or training establishments Boat building and repair facilities Building identification signs Business identification signs Business premises Car parks Centre-based child care facilities Community facilities Depots Environmental protection works Flood mitigation works Function centres Garden centres Hardware and building supplies Home industries 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</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) with exceptions Western Sydney University land currently zoned B7 Business Park proposed to be zoned SP4 Enterprise. SP4 Enterprise land use table added to Local Environmental Plan and reflects the previous B7 Business Park zone land use permissibility Land at St Marys currently zoned IN2 Light Industrial proposed to be zoned E3 Productivity Support Land use permissibility expanded consistent with intent of the reform Objectives amended to reflect strategic intent of zones with some changes to local objectives Delete Local Provision - Clause 7.24. 'Sydney Science Park'. Clause no longer applies as superseded by Western Sydney Aerotropolis SEPP New Schedule 1 - Additional Permitted Uses - 144 Henry Lawson Avenue, Werrington County - permits registered clubs New Schedule 1 - Additional Permitted Uses - Chapman Street, Water Street, Gipps Street and Great Western 	<p>B5 no longer permissible:</p> <ul style="list-style-type: none"> Food and drink premises Self-storage units <p>B5 new additional permitted uses:</p> <ul style="list-style-type: none"> Animal boarding or training establishments Boat building and repair facilities Building identification signs Business identification signs Business premises Community facilities Depots Home industries Industrial training facilities Information and education facilities Local distribution premises Markets Mortuaries Office premises Places of public worship Plant nurseries Pub Recreation facilities (major) Recreation facilities (outdoor) Research stations Rural supplies Service stations Small bar

<p>facilities; Landscaping material supplies; Light industries; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Recreation areas; Roads; Service stations; Signage; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres</p> <p>B6 Prohibited Pond-based aquaculture; Any other development not specified in item 2 or 3</p> <p>B7 Permissible with consent Business premises; Car parks; Centre-based child care facilities; Community facilities; Educational establishments; Environmental protection works; Flood mitigation works; Food and drink premises; Function centres; Garden centres; Hardware and building supplies; Health services facilities; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Light industries; Markets; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Recreation areas; Respite day care centres; Roads; Signage; Tank-based aquaculture; Warehouse or distribution centres</p> <p>B7 Prohibited</p>	<p>Places of public worship Plant nurseries Pub Recreation areas Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Roads Rural supplies Service stations Signage Small bar 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</p> <p>E3 Prohibited Any other development not specified in item 2 or 3</p>	<p>Highway, Werrington. Allows for wide range of uses previously allowed under IN2 Light Industrial zone to continue on the site as permitted with consent</p> <ul style="list-style-type: none"> • New Schedule 1 - Additional Permitted Uses - Morley Avenue and Great Western Highway, Kingswood. Allows for wide range of uses previously allowed under IN2 Light Industrial zone to continue on the site as permitted with consent • New Schedule 1 - Additional Permitted Uses - Coreen Avenue, Coombes Drive and Thornton Drive Penrith. Allows for wide range of uses previously allowed under IN2 Light Industrial zone to continue on the site as permitted with consent • New Schedule 1 - Additional Permitted Uses - Salmon Close, Johnson Place, Renshaw Street, Willett Close and Andrews Road, Cranebrook. Allows for wide range of uses previously allowed under IN2 Light Industrial zone to continue on the site as permitted with consent • New Schedule 1 - Additional Permitted Uses - 1 – 4 Old Bathurst Road, Emu Plains. Allows for wide range of uses previously allowed under IN2 Light Industrial zone to continue on the site as permitted with consent 	<ul style="list-style-type: none"> - Storage premises - Take away food and drink premises - Vehicle body repair workshops - Vehicle repair stations - Veterinary hospitals - Wholesale supplies <p>B6 no longer permissible:</p> <ul style="list-style-type: none"> - Food and drink premises <p>B6 new additional permitted uses:</p> <ul style="list-style-type: none"> - Animal boarding or training establishments - Boat building and repair facilities - Building identification signs - Business identification signs - Car parks - Centre-based child care facilities - Function centres - Home industries - Information and education facilities - Local distribution premises - Markets - Mortuaries - Office premises - Places of public worship - Pub - Recreation facilities (indoor) - Recreation facilities (major) - Recreation facilities (outdoor) - Research stations
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>Pond-based aquaculture; Any other development not specified in item 2 or 3</p>			<ul style="list-style-type: none"> - Respite day care centres - Rural supplies - Small bar - Specialised retail premises - Storage premises - Take away food and drink premises - Vehicle body repair workshops - Vehicle repair stations - Wholesale supplies <p>B7 no longer permissible:</p> <ul style="list-style-type: none"> - Food and drink premises - Health services facilities - Kiosks <p>B7 new additional permitted uses:</p> <ul style="list-style-type: none"> - Animal boarding or training establishments - Boat building and repair facilities - Building identification signs - Business identification signs - Depots - Local distribution premises - Mortuaries - Places of public worship - Plant nurseries - Pub - Recreation facilities (indoor) - Recreation facilities (major) - Recreation facilities (outdoor) - Research stations - Rural supplies
-----------------------------------------------------------------------------------	--	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

			<ul style="list-style-type: none"> - Service stations - Small bar - Specialised retail premises - Storage premises - Take away food and drink premises - Timber yards - Vehicle body repair workshops - Vehicle repair stations - Vehicle sales or hire premises - Veterinary hospitals - Wholesale supplies
--	--	--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

LGA: Port Macquarie-Hastings – Port Macquarie-Hastings LEP 2011

Current Zone	Future Zone	Translation summary	Changes
<p>B5 Permissible with consent Centre-based child care facilities; Food and drink premises; Garden centres; Hardware and building supplies; Kiosks; Landscaping material supplies; Light industries; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Respite day care centres; Roads; Self storage units; Specialised retail premises; Tank-based aquaculture; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B5 Prohibited Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service</p>	<p>E3 Permitted with Consent Animal boarding or training establishments Boat building and repair facilities Building identification signs Business identification signs Business premises Centre-based child care facilities Community facilities Depots Food and drink premises Function centres Garden centres Hardware and building supplies Home industries Hotel or motel accommodation Industrial retail outlets Industrial training facilities Information and education facilities Kiosks Landscaping material supplies Light industries Liquid fuel depots Local distribution premises Markets Mortuaries Neighbourhood shops Office premises Oyster aquaculture Passenger transport facilities</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) with one exception Airport Business Park to be zoned SP4 Enterprise. SP4 Enterprise land use table added to Local Environmental Plan and reflects the previous B7 Business Park zone land use permissibility Land use permissibility expanded consistent with intent of the reform Amendment to the existing SP3 Tourist zone to add as permissible with consent: agricultural produce industries; cellar door premises and artisan food and drink industries Objectives amended to reflect strategic intent of zones with some minor changes to local objectives Amend to Local Provision Clause 7.11 to limit GFA commercial premises to 2000 square metres on specific sites shown on a map New Local Provision. Limit the GFA of office and business premises in the E3 Productivity Support zone to protect the primacy of the Port Macquarie CBD and centres hierarchy 	<p>B5 new additional permitted uses:</p> <ul style="list-style-type: none"> Boat building and repair facilities Crematoria Industrial training facilities Pond-based aquaculture Recreation facilities (major) Recreation facilities (outdoor) Research stations Storage premises Vehicle body repair workshops <p>B7 no longer permissible:</p> <ul style="list-style-type: none"> Advertising structures Air transport facilities Amusement centres Commercial premises Freight transport facilities Helipads Restricted premises Transport depots Water supply systems <p>B7 new additional permitted uses:</p> <ul style="list-style-type: none"> Animal boarding or training establishments Boat building and repair facilities Crematoria Funeral homes Pond-based aquaculture

<p>centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industrial training facilities; Industries; Marinas; Mooring pens; Open cut mining; Pond-based aquaculture Port facilities; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Restricted premises; 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 supply systems; Wharf or boating facilities</p> <p>B7 Permissible with consent Centre-based child care facilities; Food and drink premises; Garden centres; Hardware and building supplies; Light industries; Liquid fuel depots; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Roads; Self-storage units; Tank-based aquaculture; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B7 Prohibited Agriculture; Airstrips; Animal boarding or training establishments; Boat building and</p>	<p>Places of public worship Plant nurseries Recreation areas Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Roads Rural supplies 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</p> <p>E3 Prohibited Advertising structures Agriculture Air transport facilities Airstrips Amusement centres Camping grounds Caravan parks</p>		<ul style="list-style-type: none"> - Research stations - Vehicle body repair workshops - Vehicle repair stations - Veterinary hospitals
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>repair facilities; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Funeral homes; Heavy industrial storage establishments; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industries; Marinas; Mooring pens; Open cut mining; Pond-based aquaculture; Registered clubs; Research stations; Residential accommodation; Retail premises; Rural industries; Sewerage systems; Sex services premises; Tourist and visitor accommodation; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Waste or resource management facilities; Water recreation structures; Wharf or boating facilities</p>	<p>Cemeteries Charter and tourism boating facilities Commercial premises Correctional centres Eco-tourist facilities Electricity generating works Entertainment facilities Exhibition homes Exhibition villages Extractive industries Farm buildings Forestry Freight transport facilities Heavy industrial storage establishments Helipads Highway service centres Home businesses Home occupations Home occupations (sex services) Home-based child care Industries Marinas Mooring pens Open cut mining Port facilities Registered clubs Residential accommodation Restricted premises Rural industries Sewerage systems Sex services premises Tourist and visitor accommodation Transport depots</p>		
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	<p>Truck depots</p> <p>Waste or resource management facilities</p> <p>Water recreation structures</p> <p>Water supply systems</p> <p>Wharf or boating facilities</p>		
--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

LGA: Port Stephens – Port Stephens LEP 2013

Current Zone	Future Zone	Translation summary	Changes
<p>B5 Permissible with consent</p> <p>Amusement centres; Boat building and repair facilities; Boat launching ramps; Boat sheds; Car parks; Centre-based child care facilities; Community facilities; Correctional centres; Entertainment facilities; Environmental facilities; Environmental protection works; Food and drink premises; Freight transport facilities; Function centres; Funeral homes; Garden centres; General industries; Hardware and building supplies; Highway service centres; Industrial retail outlets; Industrial training facilities; Information and education facilities; Jetties; Kiosks; Landscaping material supplies; Light industries; Marinas; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Restricted premises; Roads; Rural supplies; Service stations; Signage; Specialised retail premises; Storage premises; Tank-based aquaculture; Timber yards; Transport depots; Truck depots; Vehicle body repair</p>	<p>E3 Permitted with Consent</p> <p>Air transport facilities Airstrips Amusement centres Animal boarding or training establishments Boat building and repair facilities Boat launching ramps Boat sheds Building identification signs Business identification signs Business premises Car parks Centre-based child care facilities Community facilities Correctional centres Depots Entertainment facilities Environmental facilities Environmental protection works Flood mitigation works Food and drink premises Freight transport facilities Function centres Garden centres General industries Hardware and building supplies Helipads Highway service centres Home industries</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) with exceptions Williamstown Special Activation Precinct to be deferred and considered as part of the SAP process Land at Port Stephens Street, Raymond Terrace currently zoned IN2 Light Industrial proposed to be zoned E3 Productivity Support Land at 40 Richardson Road, Raymond Terrace currently zoned IN2 Light Industrial proposed to be zoned E3 Productivity Support Land use permissibility expanded consistent with intent of the reform Objectives amended to reflect strategic intent of zones with some changes to local objectives 	<p>B5 no longer permissible:</p> <ul style="list-style-type: none"> Funeral homes <p>B5 new additional permitted uses:</p> <ul style="list-style-type: none"> Air transport facilities Airstrips Animal boarding or training establishments Building identification signs Business identification signs Business premises Depots Flood mitigation works Helipads Home industries Hotel or motel accommodation Local distribution premises Markets Take away food and drink premises Vehicle body repair workshops Vehicle repair stations <p>B7 no longer permissible:</p> <ul style="list-style-type: none"> Restaurants or cafes <p>B7 new additional permitted uses:</p> <ul style="list-style-type: none"> Amusement centres

<p>workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Water recreation structures; Water reticulation systems; Wharf or boating facilities; Wholesale supplies</p> <p>B5 Prohibited Pond-based aquaculture Pubs; Any other development not specified in item 2 or 3</p> <p>B7 Permissible with consent Air transport facilities; Airstrips; Business premises; Car parks; Centre-based child care facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Freight transport facilities; Garden centres; General industries; Hardware and building supplies; Helipads; Highway service centres; Hotel or motel accommodation; Industrial training facilities; Information and education facilities; Jetties; Kiosks; Light industries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Restricted premises; Roads; Rural supplies; Service stations; Signage; Specialised retail premises; Storage premises; Take away food and drink premises</p>	<p>Hotel or motel accommodation Industrial retail outlets Industrial training facilities Information and education facilities Jetties Kiosks Landscaping material supplies Light industries Local distribution premises Marinas Markets Mortuaries Neighbourhood shops Office premises Oyster aquaculture Passenger transport facilities Places of public worship Plant nurseries Public administration buildings Recreation areas Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Restricted premises Roads Rural supplies Service stations Signage Specialised retail premises Storage premises Take away food and drink premises</p>	<ul style="list-style-type: none"> - Animal boarding or training establishments - Boat building and repair facilities - Boat launching ramps - Boat sheds - Building identification signs - Business identification signs - Community facilities - Correctional centres - Depots - Entertainment facilities - Food and drink premises - Function centres - Home industries - Industrial retail outlets - Landscaping material supplies - Local distribution premises - Marinas - Markets - Mortuaries - Places of public worship - Plant nurseries - Recreation facilities (major) - Specialised retail premises - Storage premises - Take away food and drink premises - Timber yards - Transport depots - Truck depots - Vehicle body repair workshops - Vehicle sales or hire premises - Water recreation structures - Wharf or boating facilities
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>Warehouse or distribution centres; Water reticulation systems; Wholesale supplies</p> <p>B7 Prohibited Pond-based aquaculture; Any other development not specified in item 2 or 3</p>	<p>Tank-based aquaculture Timber yards Transport depots Truck depots Vehicle body repair workshops Vehicle repair stations Vehicle sales or hire premises Veterinary hospitals Warehouse or distribution centres Water recreation structures Water reticulation systems Wharf or boating facilities Wholesale supplies</p> <p>E3 Prohibited Pubs Any other development not specified in item 2 or 3</p>		
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

LGA: Queanbeyan-Palerang Regional – Palerang LEP 2014

NO B5/B6/B7 ZONES

LGA: Queanbeyan-Palerang Regional – Queanbeyan LEP 2012

Current Zone	Future Zone	Translation summary	Changes
<p>B5 Permissible with consent Car parks; Centre-based child care facilities; Community facilities; Flood mitigation works; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Markets; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Restaurants or cafes; Roads; Signage; Tank-based aquaculture; Specialised retail premises; Vehicle sales or hire premises; Warehouse or distribution centres</p> <p>B5 Prohibited Pond-based aquaculture; Any other development not specified in item 2 or 3</p>	<p>E3 Permitted with Consent Amusement centres Boarding houses Building identification signs Business identification signs Car parks Centre-based child care facilities Commercial premises Community facilities Educational establishments Electricity generating works Entertainment facilities Environmental protection works Flood mitigation works Function centres Garden centres Hardware and building supplies Health consulting rooms Home-based child care Home occupations (sex services) Home industries Hotel or motel accommodation Information and education facilities Local distribution premises Markets Medical centres Mortuaries Oyster aquaculture Passenger transport facilities</p>	<ul style="list-style-type: none"> Please note that there is a Comprehensive Local Environmental Plan that has yet to be finalised applying to this LGA. The translation detail as mapped in the spatial viewer is based on the in force Local Environmental Plans not the proposed Local Environmental Plan. This means that some sites identified to be rezoned under the proposed Local Environmental Plan may not be reflected in this translation detail Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) Land use permissibility expanded consistent with intent of the reform Objectives amended to reflect strategic intent of zones with some minor changes to local objectives 	<p>B5 no longer permissible:</p> <ul style="list-style-type: none"> Landscaping material supplies Restaurants or cafes Specialised retail premises Vehicle sales or hire premises Warehouse or distribution centres <p>B5 new additional permitted uses:</p> <ul style="list-style-type: none"> Amusement centres Boarding houses Building identification signs Business identification signs Commercial premises Educational establishments Electricity generating works Entertainment facilities Environmental protection works Function centres Health consulting rooms Home-based child care Home occupations (sex services) Home industries Information and education facilities Local distribution premises Medical centres Mortuaries Places of public worship Public administration buildings Recreation areas

	<p>Places of public worship Public administration buildings Recreation areas Recreation facilities (indoor) Recreation facilities (outdoor) Respite day care centres Registered clubs Restricted premises Roads Service stations Shop top housing Signage Tank-based aquaculture Vehicle repair stations Veterinary hospitals</p> <p>E3 Prohibited Any other development not specified in item 2 or 3</p>		<ul style="list-style-type: none"> - Recreation facilities (outdoor) - Registered clubs - Restricted premises - Service stations - Shop top housing - Vehicle repair stations - Veterinary hospitals
--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

LGA: Randwick – Randwick LEP 2012

NOT INCLUDED IN EXHIBITION – COUNCIL WILL EXHIBIT EMPLOYMENT ZONE TRANSLATIONS AS PART OF A COMPREHENSIVE OR CONSOLIDATING LOCAL ENVIRONMENTAL PLAN

LGA: Richmond Valley – Richmond Valley LEP 2012

NO B5/B6/B7 ZONES

LGA: Ryde – Ryde LEP 2014

Current Zone	Future Zone	Translation summary	Changes
<p>B5 Permissible with consent Business identification signs; Centre-based child care facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Roads; Specialised retail premises; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B5 Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Community facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway</p>	<p>E3 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 Home industries 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</p>	<ul style="list-style-type: none"> • Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) • Land use permissibility expanded consistent with intent of the reform • Objectives amended to reflect strategic intent of zones with some changes to local objectives 	<p>B5 no longer permissible:</p> <ul style="list-style-type: none"> - General industries - Heavy industries - Retail premises <p>B5 new additional permitted uses:</p> <ul style="list-style-type: none"> - Animal boarding or training establishments - Boat building and repair facilities - Community facilities - Depots - Function centres - Industrial training facilities - Information and education facilities - Mortuaries - Plant nurseries - Pond-based aquaculture - Recreation facilities (indoor) - Recreation facilities (major) - Recreation facilities (outdoor) - Research stations - Rural supplies - Timber yards - Vehicle body repair workshops <p>B6 no longer permissible:</p> <ul style="list-style-type: none"> - Airstrips - Amusement centres

<p>service centres; Home-based child care; Home businesses; Home occupations (sex services); Industrial training facilities; Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Plant nurseries; Pond-based aquaculture; Port facilities; Pubs; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Restaurants or cafes; Restricted premises; Roadside stalls; Rural industries; Rural supplies; Sewage reticulation systems; Sewage treatment plants; Sex services premises; Signage; Timber yards; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems</p> <p>B6 Permissible with consent Building identification signs; Business identification signs; Business premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Roads; Tank-based aquaculture; Warehouse or distribution</p>	<p>Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Roads 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</p> <p>E3 Prohibited Agriculture Air transport facilities Airstrips Amusement centres Biosolids treatment facilities Boat launching ramps Boat sheds Camping grounds Caravan parks Cemeteries</p>		<ul style="list-style-type: none"> - Biosolids treatment facilities - Boat launching ramps - Boat sheds - Cemeteries - Charter and tourism boating facilities - Correctional centres - Crematoria - Electricity generating works - Entertainment facilities - Environmental facilities - Exhibition homes - Exhibition villages - Extractive industries - Farm buildings - Forestry - Freight transport facilities - Helipads - Highway service centres - Home businesses - Home-based child care - Industries - Jetties - Marinas - Mooring pens - Moorings - Open cut mining - Port facilities - Pubs - Registered clubs - Residential accommodation - Restaurants or cafes - Restricted premises - Retail premises - Roadside stalls - Rural industries
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>centres; Any other development not specified in item 2 or 4</p> <p>B6 Prohibited Agriculture; Air transport facilities; Animal boarding or training establishments; Camping grounds; Caravan parks; Depots; Eco-tourist facilities; General industries; Heavy industrial storage establishments; Heavy industries; Home occupations (sex services); Industrial training facilities; Pond-based aquaculture; Resource recovery facilities; Sex services premises; Signage; Waste disposal facilities; Water supply systems</p> <p>B7 Permissible with consent Building identification signs; Business identification signs; Centre-based child care facilities; Garden centres; Hardware and building supplies; Light industries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Restaurants or cafes; Roads; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B7 Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or</p>	<p>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 General industries Heavy industrial storage establishments Heavy industries Helipads Highway service centres Home businesses Home occupations (sex services) Home-based child care Industries Jetties Marinas Mooring pens Moorings Open cut mining Port facilities Pubs Registered clubs Residential accommodation Resource recovery facilities Restaurants or cafes</p>		<ul style="list-style-type: none"> - Sewage reticulation systems - Sewage treatment plants - Tourist and visitor accommodation - Transport depots - Truck depots - Water recreation structures - Water recycling facilities <p>B6 new additional permitted uses:</p> <ul style="list-style-type: none"> - Animal boarding or training establishments - Depots - Industrial training facilities - Pond-based aquaculture <p>B7 no longer permissible:</p> <ul style="list-style-type: none"> - General industries - Heavy industries - Pubs - Registered clubs - Restaurants or cafes - Roadside stalls <p>B7 new additional permitted uses:</p> <ul style="list-style-type: none"> - Animal boarding or training establishments - Boat building and repair facilities - Depots - Industrial training facilities - Pond-based aquaculture - Recreation facilities (indoor) - Recreation facilities (major) - Recreation facilities (outdoor)
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; 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); Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture; Port facilities; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Residential accommodation; Resource recovery facilities; Restricted premises; Retail premises; Rural industries; Service stations; Sewage treatment plants; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wholesale supplies</p>	<p>Restricted premises Retail premises Roadside stalls Rural industries Sewage reticulation systems Sewage treatment plants Sex services premises Signage Tourist and visitor accommodation Transport depots Truck depots Waste disposal facilities Water recreation structures Water recycling facilities Water supply systems</p>		<ul style="list-style-type: none"> - Service stations - Storage premises - Vehicle body repair workshops - Vehicle repair stations - Wholesale supplies
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

LGA: Shellharbour – Shellharbour LEP 2013

Current Zone	Future Zone	Translation summary	Changes
<p>B5 Permissible with consent Centre-based child care facilities; Garden centres; Hardware and building supplies; Landscaping material supplies; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Roads; Self-storage units; Shop top housing; Specialised retail premises; Tank-based aquaculture; Warehouse or distribution centres; Water reticulation systems; Any other development not specified in item 2 or 4</p> <p>B5 Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service</p>	<p>E3 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 Home industries Hotel or motel accommodation Industrial retail outlets Industrial training facilities Information and education facilities Kiosks Landscaping material supplies Light industries Local distribution premises Markets Mortuaries Neighbourhood shops Office premises Oyster aquaculture Passenger transport facilities Places of public worship Plant nurseries</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) with the following exceptions Oak Flats currently zoned B4 Mixed Use proposed to be zoned E1 Local Centre Shellharbour City Centre currently zoned B4 Mixed Use to E2 Commercial Centre B5 Business Development translated to E1 Local Centre north of the existing town centre off Shellharbour Rd Land use permissibility expanded consistent with intent of the reform Objectives amended to reflect strategic intent of zones with some changes to local objectives New Schedule 1 Additional Permitted Uses - Use of certain land in Zone E1 Local Centre in Lake Illawarra, Oak Flats, Shellharbour City Centre and Warilla that permits self storage units, warehouse or distribution centres and wholesale supplies 	<p>B5 no longer permissible:</p> <ul style="list-style-type: none"> Commercial premises Early education and care facilities Entertainment facilities Home businesses Home occupations Port facilities Registered clubs Sewerage systems Tourist and visitor accommodation Waste or resource management facilities <p>B5 new additional permitted uses:</p> <ul style="list-style-type: none"> Animal boarding or training establishments Biosolids treatment facilities Boat building and repair facilities Cellar door premises Depots Farm stay accommodation Industrial retail outlets Industrial training facilities Mortuaries Plant nurseries Pond-based aquaculture Recreation facilities (major) Recreation facilities (outdoor) Research stations Resource recovery facilities

<p>centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Plant nurseries; Pond-based aquaculture; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Roadside stalls; Rural industries; Sewage treatment plants; Sex services premises; Storage premises; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities</p> <p>B7 Permissible with consent Centre-based child care facilities; Garden centres; Hardware and building supplies; Kiosks; Light industries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Roads; Tank-based aquaculture; Warehouse or distribution centres; Water reticulation systems; Any other development not specified in item 2 or 4</p> <p>B7 Prohibited</p>	<p>Recreation areas Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Roads Rural supplies Service stations Sewage reticulation systems Specialised retail premises Storage premises Take away food and drink premises Tank-based aquaculture Timber yards Vehicle body repair workshops Vehicle repair stations Vehicle sales or hire premises Veterinary hospitals Warehouse or distribution centres Water reticulation systems Wholesale supplies Any other development not specified in item 2 or 4</p> <p>E3 Prohibited Agriculture Air transport facilities Airstrips Amusement centres Boat launching ramps Boat sheds Camping grounds</p>		<ul style="list-style-type: none"> - Sewage treatment plants - Storage premises - Timber yards - Vehicle body repair workshops - Vehicle repair stations - Vehicle sales or hire premises - Waste disposal facilities - Water recycling facilities - Wharf or boating facilities <p>B7 no longer permissible:</p> <ul style="list-style-type: none"> - Early education and care facilities - Roadside stalls <p>B7 new additional permitted uses:</p> <ul style="list-style-type: none"> - Animal boarding or training establishments - Biosolids treatment facilities - Community facilities - Depots - Function centres - Information and education facilities - Places of public worship - Pond-based aquaculture - Recreation areas - Recreation facilities (indoor) - Recreation facilities (major) - Recreation facilities (outdoor) - Service stations - Sewage treatment plants - Vehicle body repair workshops - Vehicle repair stations - Veterinary hospitals
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home businesses; Home occupations; Home occupations (sex services); Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Places of public worship; Pond-based aquaculture; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Restricted premises; Rural industries; Service stations; Sewage treatment plants; Sex services premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Waste or</p>	<p>Caravan parks Cemeteries Charter and tourism boating facilities Commercial premises Correctional centres Crematoria Early education and care facilities Eco-tourist facilities Electricity generating works Entertainment facilities Environmental facilities Environmental protection works Exhibition homes Exhibition villages Extractive industries Farm buildings Forestry Freight transport facilities Heavy industrial storage establishments Helipads Highway service centres Home businesses Home occupations Home occupations (sex services) Industries Jetties Marinas Mooring pens Moorings Open cut mining Port facilities Registered clubs Residential accommodation</p>		<ul style="list-style-type: none"> - Wharf or boating facilities - Wholesale supplies
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	---------------------------------------------------------------------------------------------------------------

resource management facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies	<p>Restricted premises</p> <p>Roadside stalls</p> <p>Rural industries</p> <p>Sewerage systems</p> <p>Sex Services premises</p> <p>Tourist and visitor accommodation</p> <p>Transport depots</p> <p>Truck depots</p> <p>Waste or resource management facilities</p> <p>Water recreation structures</p> <p>Water supply systems</p>		
----------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

LGA: Shoalhaven – Shoalhaven LEP 2014

Current Zone	Future Zone	Translation summary	Changes
<p>B5 Permissible with consent Backpackers' accommodation; Boarding houses; Centre-based child care facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Roads; Self-storage units; Serviced apartments; Shop top housing; Tank-based aquaculture; Specialised retail premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B5 Prohibited Agriculture; Air transport facilities; Airstrips; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Eco-tourist facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Helipads; Highway service centres; Home occupations (sex services); Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture; Residential</p>	<p>E3 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 Home industries Hotel or motel accommodation Industrial retail outlets Industrial training facilities Information and education facilities Kiosks Landscaping material supplies Light industries Local distribution premises Markets Mortuaries Neighbourhood shops Office premises Oyster aquaculture Passenger transport facilities</p>	<ul style="list-style-type: none"> • Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) • Land use permissibility expanded consistent with intent of the reform • Objectives amended to reflect strategic intent of zones with local objectives retained • Amend Local Provision Clause 7.24 Location of sex services - to include restricted premises • New Local Provision - Centres hierarchy - to support the character of the centre, the amenity of neighbouring residences and to have regard to the role of the centre within the centres hierarchy • New Local Provision - to address local distribution premises, to mitigate adverse impacts on surrounding residential developments • New Schedule 1 Additional Permitted Uses - permits registered club at 90 Kalinder Street Nowra 	<p>B5 no longer permissible:</p> <ul style="list-style-type: none"> - Amusement centres - Entertainment facilities - Freight transport facilities - Home businesses - Home occupations - Home-based child care - Registered clubs - Retail premises - Transport depots - Water recreation structures <p>B5 new additional permitted uses:</p> <ul style="list-style-type: none"> - Industrial training facilities - Mortuaries - Pond-based aquaculture - Storage premises <p>B7 no longer permissible:</p> <ul style="list-style-type: none"> - Air transport facilities - Airstrips - Helipads <p>B7 new additional permitted uses:</p> <ul style="list-style-type: none"> - Boat building and repair facilities - Places of public worship - Pond-based aquaculture - Recreation facilities (major)

<p>accommodation; Resource recovery facilities; Restricted premises; Rural industries; Sex services premises; Storage premises; Tourist and visitor accommodation; Truck depots; Waste disposal facilities; Wharf or boating facilities</p> <p>B7 Permissible with consent Building identification signs; Business identification signs; Centre-based child care facilities; Garden centres; Hardware and building supplies; Kiosks; Light industries; Markets; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Roads; Specialised retail premises; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B7 Prohibited Agriculture; Amusement centres; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Eco-tourist facilities; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Highway service centres; Home-based child care; Home businesses;</p>	<p>Places of public worship Plant nurseries Recreation areas Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Roads Rural supplies 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</p> <p>E3 Prohibited Agriculture Air transport facilities Airstrips Amusement centres Boat launching ramps</p>	<ul style="list-style-type: none"> • New Schedule 1 Additional Permitted Uses - permits retail premises, transport depots and signage on existing B5 Business Development zoned land to be zoned E3 Productivity Support • New Schedule 1 Additional Permitted Uses - certain land at Albatross Aviation Technology Park & Cambewarra allows general industries, air transport facilities, airstrips and helipads • New Schedule 1 Additional Permitted Uses - certain land at 35 Quinns Lane, South Nowra - allows freight transport depots • New Schedule 1 Additional Permitted Uses - certain land at Queen Street, Berry, Greenwell Point Road, Greenwell Point, and Princes Highway, Milton - allows registered clubs • New Schedule 1 Additional Permitted Uses - certain E4 General Industrial land (refer to provision) - allows heavy industries 	<ul style="list-style-type: none"> - Recreation facilities (outdoor) - Service stations - Storage premises - Vehicle body repair workshops - Vehicle repair stations - Veterinary hospitals
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>Home occupations; Home occupations (sex services); Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Places of public worship; Pond-based aquaculture; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Resource recovery facilities; Restricted premises; Retail premises; Rural industries; Service stations; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Waste disposal facilities; Water recreation structures; Wharf or boating facilities</p>	<p>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</p>		
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	<p>Sex services premises</p> <p>Signage</p> <p>Tourist and visitor accommodation</p> <p>Transport depots</p> <p>Truck depots</p> <p>Waste disposal facilities</p> <p>Water recreation structures</p> <p>Wharf or boating facilities</p>		
--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

LGA: Singleton – Singleton LEP 2013

Current Zone	Future Zone	Translation summary	Changes
<p>B5 Permissible with consent Centre-based child care facilities; Garden centres; Hardware and building supplies; Kiosks; Landscaping material supplies; Office premises; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Respite day care centres; Roads; 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</p> <p>B5 Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Heavy industries; Helipads; Home-based child care;</p>	<p>E3 Permitted with Consent Animal boarding or training establishments Boat building and repair facilities Building identification signs Business identification signs Business premises Centre-based child care facilities Community facilities Depots Food and drink premises Function centres Garden centres Hardware and building supplies Home industries Hotel or motel accommodation Industrial retail outlets Industrial training facilities Information and education facilities Kiosks Landscaping material supplies Light industries Local distribution premises Markets Mortuaries Neighbourhood shops Office premises Oyster aquaculture Passenger transport facilities Places of public worship</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) Land use permissibility expanded consistent with intent of the reform Objectives amended to reflect strategic intent of zones with some minor changes to local objectives 	<p>B5 no longer permissible:</p> <ul style="list-style-type: none"> Water recreation structures <p>B5 new additional permitted uses:</p> <ul style="list-style-type: none"> Animal boarding or training establishments Function centres Information and education facilities Pond-based aquaculture Recreation facilities (major) <p>B6 no longer permissible:</p> <ul style="list-style-type: none"> Registered clubs <p>B6 new additional permitted uses:</p> <ul style="list-style-type: none"> Animal boarding or training establishments Boat building and repair facilities Centre-based child care facilities Depots Industrial training facilities Mortuaries Pond-based aquaculture Recreation facilities (indoor) Recreation facilities (major) Respite day care centres Sex services premises

<p>Home businesses; Home industries; Home occupations; Home occupations (sex services); Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture; Recreation facilities (major); Registered clubs; Residential accommodation; Resource recovery facilities; Rural industries; Tourist and visitor accommodation; Truck depots; Waste disposal facilities; Wharf or boating facilities</p> <p>B6 Permissible with consent Business premises; Community facilities; Food and drink premises; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Roads; Tank-based aquaculture; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B6 Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks;</p>	<p>Plant nurseries Recreation areas Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Roads 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</p> <p>E3 Prohibited Agriculture Air transport facilities Airstrips Amusement centres Boat launching ramps Boat sheds Camping grounds Caravan parks</p>		<ul style="list-style-type: none"> - Storage premises - Transport depots - Vehicle body repair workshops - Veterinary hospitals - Wholesale supplies
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>Cemeteries; Charter and tourism boating facilities; Centre-based child care facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture; Recreation facilities (indoor); Recreation facilities (major); Residential accommodation; Resource recovery facilities; Respite day care centres; Restricted premises; Rural industries; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Veterinary hospitals; Waste disposal facilities; Water recreation structures; Wharf or boating facilities; Wholesale supplies</p>	<p>Cemeteries Charter and tourism boating facilities Commercial premises Correctional centres Crematoria Eco-tourist facilities Entertainment facilities Environmental facilities Exhibition homes Exhibition villages Extractive industries Farm buildings Forestry Freight transport facilities Heavy industrial storage establishments Helipads Home businesses Home occupations Home occupations (sex services) Home-based child care Industries Industries Jetties Marinas Mooring pens Moorings Open cut mining Registered clubs Residential accommodation Resource recovery facilities Restricted premises Rural industries Tourist and visitor accommodation</p>		
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	Truck depots Waste disposal facilities Water recreation structures Wharf or boating facilities		
--	---------------------------------------------------------------------------------------------------------	--	--

LGA: Snowy Monaro Regional – Bombala LEP 2012

No B5/B6/B7 Zones.

LGA: Snowy Monaro Regional – Cooma Monaro LEP 2013

Current Zone	Future Zone	Translation summary	Changes
<p>B5 Permissible with consent Centre-based child care facilities; Garden centres; Hardware and building supplies; Landscaping material supplies; Light industries; Liquid fuel depots; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Roads; Secondary dwellings; Self-storage units; Shop top housing; Specialised retail premises; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B5 Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Entertainment facilities; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Industries; Jetties; Kiosks; Marinas; Markets; Mooring pens; Moorings;</p>	<p>E3 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 Home industries Hotel or motel accommodation Industrial retail outlets Industrial training facilities Information and education facilities Landscaping material supplies Light industries Liquid fuel depots Local distribution premises Markets Mortuaries Neighbourhood shops Office premises Oyster aquaculture Passenger transport facilities Places of public worship Plant nurseries</p>	<ul style="list-style-type: none"> • Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) • Land use permissibility expanded consistent with intent of the reform • Objectives amended to reflect strategic intent of zones with some minor changes to local objectives 	<p>B5 new additional permitted uses:</p> <ul style="list-style-type: none"> - Animal boarding or training establishments - Farm stay accommodation - Freight transport facilities - Function centres - Highway service centres - Markets - Neighbourhood shops - Pond-based aquaculture - Recreation facilities (major) - Sex services premises - Storage premises

<p>Neighbourhood shops; Open cut mining; Pond-based aquaculture Recreation facilities (major); Residential accommodation; Resource recovery facilities; Roadside stalls; Rural industries; Sewage treatment plants; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Waste disposal facilities; Water recreation structures; Water recycling facilities</p>	<p>Pond-based aquaculture Recreation areas Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Roads 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</p> <p>E3 Prohibited Agriculture Air transport facilities Airstrips Amusement centres Biosolids treatment facilities Boat launching ramps Boat sheds Camping grounds</p>		
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	<p>Caravan parks</p> <p>Cellar door premises</p> <p>Cemeteries</p> <p>Charter and tourism boating facilities</p> <p>Correctional centres</p> <p>Crematoria</p> <p>Entertainment facilities</p> <p>Exhibition villages</p> <p>Extractive industries</p> <p>Farm buildings</p> <p>Forestry</p> <p>Heavy industrial storage establishments</p> <p>Helipads</p> <p>Industries</p> <p>Jetties</p> <p>Kiosks</p> <p>Marinas</p> <p>Mooring pens</p> <p>Moorings</p> <p>Open cut mining</p> <p>Residential accommodation</p> <p>Resource recovery facilities</p> <p>Roadside stalls</p> <p>Rural industries</p> <p>Sewage treatment plants</p> <p>Tourist and visitor accommodation</p> <p>Transport depots</p> <p>Truck depots</p> <p>Waste disposal facilities</p> <p>Water recreation structures</p> <p>Water recycling facilities</p>		
--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

LGA: Snowy Monaro Regional – Snowy River LEP 2013

NO B5/B6/B7 ZONES

LGA: Snowy Valleys – Tumbarumba LEP 2010

NO B5/B6/B7 ZONES

LGA: Snowy Valleys – Tumut LEP 2012

NO B5/B6/B7 ZONES

LGA: Strathfield – Strathfield LEP 2012

Current Zone	Future Zone	Translation summary	Changes
<p>B6 Permissible with consent Agricultural produce industries; Business premises; Community facilities; Food and drink premises; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Kiosks; Landscaping material supplies; Light industries; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Roads; Serviced apartments; Specialised retail premises; Tank-based aquaculture; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B6 Prohibited Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Charter and tourism boating facilities; Commercial premises; Correctional centres; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Environmental facilities; Farm buildings; Forestry; Heavy industrial storage establishments; Helipads;</p>	<p>E3 Permitted with Consent Agricultural produce industries Animal boarding or training establishments Boat building and repair facilities Building identification signs Business identification signs Business premises Centre-based child care facilities Community facilities Depots Food and drink premises Function centres Garden centres Hardware and building supplies Home industries Hotel or motel accommodation Industrial retail outlets Industrial training facilities Information and education facilities Kiosks Landscaping material supplies Light industries Local distribution premises Markets Mortuaries Neighbourhood shops Office premises Oyster aquaculture Passenger transport facilities</p>	<ul style="list-style-type: none"> • Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) • Land use permissibility expanded consistent with intent of the reform • Objectives amended to reflect strategic intent of zones with local objectives retained 	<p>B6 no longer permissible:</p> <ul style="list-style-type: none"> - Cemeteries - Exhibition homes - Exhibition villages - Freight transport facilities - Open cut mining - Resource recovery facilities - Sewage treatment plants - Truck depots - Wharf or boating facilities <p>B6 new additional permitted uses:</p> <ul style="list-style-type: none"> - Boat building and repair facilities - Depots - Industrial training facilities - Pond-based aquaculture - Recreation facilities (major) - Recreation facilities (outdoor) - Vehicle body repair workshops <p>B7 new additional permitted uses:</p> <ul style="list-style-type: none"> - Animal boarding or training establishments - Boat building and repair facilities - Depots - Funeral homes - Home occupations - Industrial training facilities

<p>Highway service centres; Home businesses; Home occupations (sex services); Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Pond-based aquaculture; Port facilities; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Restricted premises; Rural industries; Sex services premises; Tourist and visitor accommodation; Transport depots; Vehicle body repair workshops; Waste disposal facilities; Water recreation structures; Water supply systems</p> <p>B7 Permissible with consent Centre-based child care facilities; Food and drink premises; Garden centres; Hardware and building supplies; Kiosks; Light industries; Markets; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Roads; Roadside stalls; Shop top housing; Tank-based aquaculture; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B7 Prohibited Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities;</p>	<p>Places of public worship Plant nurseries Recreation areas Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Roads Rural supplies Service stations Serviced apartments Specialised retail premises Storage premises Take away food and drink premises Tank-based aquaculture Timber yards Vehicle body repair workshops Vehicle repair stations Vehicle sales or hire premises Veterinary hospitals Warehouse or distribution centres Wholesale supplies Any other development not specified in item 2 or 4</p> <p>E3 Prohibited Advertising structures Agriculture Air transport facilities Airstrips Amusement centres Biosolids treatment facilities</p>		<ul style="list-style-type: none"> - Information and education facilities - Mortuaries - Pond-based aquaculture - Recreation facilities (major) - Recreation facilities (outdoor) - Research stations - Retail premises - Storage premises - Vehicle body repair workshops
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>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; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Freight transport facilities; Funeral homes; Heavy industrial storage establishments; Helipads; Highway service centres; Home businesses; Home occupations; Home occupations (sex services); Industrial training facilities; Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture; Port facilities; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Retail premises; Rural industries; Sewage treatment plants; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Waste disposal facilities; Water recreation structures; Water supply systems; Wharf or boating facilities</p>	<p>Boat launching ramps Boat sheds Camping grounds Caravan parks Cemeteries Charter and tourism boating facilities Commercial premises Correctional centres Crematoria Eco-tourist facilities Electricity generating works Entertainment facilities Environmental facilities Exhibition homes Exhibition villages Farm buildings Forestry Freight transport facilities Heavy industrial storage establishments Helipads Highway service centres Home businesses Home occupations (sex services) Industries Jetties Marinas Mooring pens Moorings Open cut mining Port facilities Registered clubs Residential accommodation Resource recovery facilities</p>		
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	<p>Restricted premises</p> <p>Rural industries</p> <p>Sewage treatment plants</p> <p>Sex services premises</p> <p>Tourist and visitor accommodation</p> <p>Transport depots</p> <p>Truck depots</p> <p>Waste disposal facilities</p> <p>Water recreation structures</p> <p>Water supply systems</p> <p>Wharf or boating facilities</p>		
--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

LGA: Sutherland Shire – Sutherland Shire LEP 2015

Current Zone	Future Zone	Translation summary	Changes
<p>B5 Permissible with consent Centre-based child care facilities; Garden centres; Hardware and building supplies; Landscaping material supplies; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Roads; Specialised retail premises; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B5 Prohibited Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Business premises; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Freight transport facilities; 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;</p>	<p>E3 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 Home industries 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</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) with the following exceptions 13 Endeavour Rd Caringbah proposed to be zoned SP4 Enterprise. SP4 Enterprise zone land use table created A number of sites at Taren Point currently zoned B7 Business Park proposed to be zoned E4 General Industrial (refer map) Objectives amended to reflect strategic intent of zones with some changes to local objectives Land use permissibility expanded consistent with intent of the reform New Local Provision - Centres hierarchy - will provide further considerations for development assessment for proposals in smaller centres zoned E1 Local Centre 	<p>B5 no longer permissible:</p> <ul style="list-style-type: none"> Wharf or boating facilities <p>B5 new additional permitted uses:</p> <ul style="list-style-type: none"> Boat building and repair facilities Business premises Depots Function centres Highway service centres Markets Pond-based aquaculture Recreation facilities (indoor) Recreation facilities (major) Storage premises Timber yards <p>B6 new additional permitted uses:</p> <ul style="list-style-type: none"> Boat building and repair facilities Function centres Markets Pond-based aquaculture Recreation facilities (major) Rural supplies Storage premises Timber yards <p>B7 new additional permitted uses:</p> <ul style="list-style-type: none"> Boat building and repair facilities

<p>Marinas; Markets; Open cut mining; Pond-based aquaculture; Pubs; Recreation facilities (indoor); Recreation facilities (major); Registered clubs; Residential accommodation; Resource recovery facilities; Restricted premises; Roadside stalls; Rural industries; Sewage treatment plants; Sex services premises; Shops; Storage premises; Timber yards; Tourist and visitor accommodation; Truck depots; Waste disposal facilities; Water recycling facilities; Water supply systems</p> <p>B6 Permissible with consent Business premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Roads; Self-storage units; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B6 Prohibited Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Eco-tourist</p>	<p>Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Roads 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</p> <p>E3 Prohibited Advertising structures Agriculture Air transport facilities Airstrips Amusement centres Biosolids treatment facilities Boat launching ramps Boat sheds Camping grounds Caravan parks</p>		<ul style="list-style-type: none"> - Function centres - Highway service centres - Markets - Plant nurseries - Pond-based aquaculture - Recreation facilities (major) - Specialised retail premises - Storage premises - Timber yards - Wholesale supplies
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>facilities; Electricity generating works; Entertainment facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Freight transport facilities; Function centres; General industries; Heavy industrial storage establishments; Heavy industries; Helipads; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Jetties; Marinas; Markets; Open cut mining; Pond-based aquaculture; Recreation facilities (major); Registered clubs; Residential accommodation; Resource recovery facilities; Restricted premises; Roadside stalls; Rural industries; Rural supplies; Sewage treatment plants; Sex services premises; Shops; Storage premises; Timber yards; Tourist and visitor accommodation; Waste disposal facilities; Water recycling facilities; Water supply systems, Wharf or boating facilities</p> <p>B7 Permissible with consent Centre-based child care facilities; Garden centres; Hardware and building supplies; Light industries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Roads; Self-storage units; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B7 Prohibited</p>	<p>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 businesses Home occupations Home occupations (sex services) Home-based child care Jetties Marinas Open cut mining Pubs Registered clubs Residential accommodation Resource recovery facilities Restricted premises Roadside stalls Rural industries Sewage treatment plants Sex services premises Shops Tourist and visitor accommodation Truck depots</p>		
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

<p>Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Biosolids treatment facilities; 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; Sewage treatment plants; Sex services premises; Shops; Specialised retail premises; Storage premises; Timber yards; Tourist and visitor accommodation; Truck depots; Waste disposal facilities; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies</p>	<p>Waste disposal facilities Water recycling facilities Water supply systems Water supply systems, Wharf or boating facilities</p>		
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------	--	--

LGA: Sydney – Sydney LEP 2012

Current Zone	Future Zone	Translation summary	Changes
<p>B5 Permissible with consent Centre-based child care facilities; Food and drink premises; Garden centres; Hardware and building supplies; Hotel and motel accommodation; Landscaping material supplies; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Roads; Roadside stalls; Specialised retail premises; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B5 Prohibited Eco-tourist facilities; Heavy industrial storage establishments; Heavy industries; Pond-based aquaculture; Residential accommodation; Retail premises; Tourist and visitor accommodation</p> <p>B6 Permissible with consent Agricultural produce industries; Business premises; Community facilities; Food and drink premises; Garden centres; General industries; Hardware and building supplies; Horticulture; Hotel or motel accommodation; Kiosks; Landscaping material supplies; Light industries; Markets; Oyster aquaculture; Passenger transport</p>	<p>E3 Permitted with Consent Agricultural produce industries Animal boarding or training establishments Boat building and repair facilities Building identification signs Business identification signs Business premises Centre-based child care facilities Community facilities Depots Food and drink premises Function centres Garden centres General industries Hardware and building supplies Home industries 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</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) with the following exceptions Areas currently zoned B8 Metropolitan Centre are deferred from this process Objectives amended to reflect strategic intent of zones with some changes to local objectives Amend Local Provision Clause 6.28 - to identify where it is to be applied under the new zones - provision is to be confined to boundary of existing Zone B6 Enterprise Corridor land New Local Provision - 70 Bourke Rd and 15 O'Riordan St, Alexandria - to enable performance measures for depots currently applying to Additional Permitted Use in Schedule 1, Cl.1AB to continue to apply Amend Local Provision Clause 7.13A - to allow residential flat buildings/shop top housing in current B7 Business Park zone if for the purpose of affordable housing and subject to meeting development requirements Amend Local Provision Clause 7.20 - certain development to refer to a site specific DCP in existing B6 Enterprise Corridor and B7 Business Park zones. 	<p>B5 no longer permissible:</p> <ul style="list-style-type: none"> Agriculture Air transport facilities Amusement centres Camping grounds Caravan parks Cemeteries Correctional centres Exhibition homes Exhibition villages Extractive industries Helipads Industries Rural industries Truck depots <p>B5 new additional permitted uses:</p> <ul style="list-style-type: none"> Nil <p>B6 no longer permissible:</p> <ul style="list-style-type: none"> Heavy industries Truck depots <p>B6 new additional permitted uses:</p> <ul style="list-style-type: none"> Home occupations Home occupations (sex services) Recreation facilities (major)

<p>facilities; Plant nurseries; Roads; Shops; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B6 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; Home occupations; Home occupations (sex services); Industries; Pond-based aquaculture; Recreation facilities (major); Residential accommodation; Retail premises; Rural industries; Tourist and visitor accommodation</p> <p>B7 Permissible with consent Agricultural produce industries; Centre-based child care facilities; Food and drink premises; Garden centres; Hardware and building supplies; Horticulture; Hotel or motel accommodation; Kiosks; Light industries; Markets; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Respite day care centres; Roads; Shops; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p>	<p>Oyster aquaculture Passenger transport facilities Places of public worship Plant nurseries Recreation areas Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Roads 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</p> <p>E3 Prohibited Agriculture Air transport facilities Amusement centres</p>	<p>Provision is not appropriate to apply to all E3 Productivity Support land (refer mapping)</p> <ul style="list-style-type: none"> Amend Schedule 1 Clause 1AB 70 Bourke Road and 15 O’Riordan Street, Alexandria - Amend clause that allows depot subject to access requirements (land zoned B7 Business Park). As depots are a permitted use in E3 Productivity Support, Council is proposing to introduce a new clause (cl. 6.59) in main Local Environmental Plan to ensure specific performance measures continue to be applied Amend Schedule 1 - Clause 4.3A Certain land in South Dowling Street Moore Park - Amend clause that allows shops with limited GFA (land zoned B5 Business Development). Council proposing to permit shops in E3 Productivity Support but wants to retain limitation on GFA. ‘Special Character Areas Map, Retail Premises Map’ will be amended Amend clause that allows depot subject to access requirements (land zoned B7) . As depots are a permitted use in E3, Council is proposing to introduce a new clause (cl. 6.59) to ensure specific performance measures continue to be applied New Local Provision - Clause 11, Use of certain land at Alexandria and Rosebery -- to allow truck depots on land identified as an Enterprise Area in the 	<p>B7 no longer permissible:</p> <ul style="list-style-type: none"> Heavy industries <p>B7 new additional permitted uses:</p> <ul style="list-style-type: none"> Depots Recreation facilities (major)
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>B7 Prohibited Agriculture; Air transport facilities; Amusement centres; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Depots; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Heavy industrial storage establishments; Helipads; Industries; Pond-based aquaculture; Recreation facilities (major); Residential accommodation; Retail premises; Rural industries; Tourist and visitor accommodation; Truck depots</p>	<p>Camping grounds Caravan parks Cemeteries Correctional centres Eco-tourist facilities Exhibition homes Exhibition villages Extractive industries Heavy industrial storage establishments Heavy industries Helipads Industries Pond-based aquaculture Residential accommodation Retail premises Rural industries Tourist and visitor accommodation Truck depots</p>	<p>Locality and Site Identification Map, Key Sites Map, Foreshore Building Line Map</p>	
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------	--

LGA: Sydney – Sydney (Green Square Town Centre) LEP 2013

NO B5/B6/B7 ZONES

LGA: Sydney – Sydney (Green Square Town Centre Stage 2) LEP 2013

NO B5/B6/B7 ZONES

LGA: Sydney – Sydney (Harold Park) LEP 2011

NO B5/B6/B7 ZONES

LGA: Sydney – Sydney (Glebe Affordable Housing Project) LEP 2011

NO B5/B6/B7 ZONES

LGA: Tamworth Regional– Tamworth Regional LEP 2010

Current Zone	Future Zone	Translation summary	Changes
<p>B5 Permissible with consent Centre-based child care facilities; Garden centres; Hardware and building supplies; Landscaping material supplies; Light industries; Liquid fuel depots; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Self-storage units; Shop top housing; Specialised retail premises; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B5 Prohibited Agriculture; Air transport facilities; Animal boarding or training establishments; Bed and breakfast accommodation; Boat building and repair facilities; Boat sheds; Business premises; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Environmental facilities; Exhibition homes; Exhibition villages; Farm buildings; Farm stay accommodation; Forestry; Heavy industrial storage establishments; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industrial training facilities;</p>	<p>E3 Permitted with Consent Animal boarding or training establishments Boat building and repair facilities Building identification signs Business identification signs Business premises Centre-based child care facilities Community facilities Depots Food and drink premises Function centres Garden centres General industries Hardware and building supplies Home businesses Home industries Home occupations Home occupations (sex services) Home-based child care Hotel or motel accommodation Industrial retail outlets Industrial training facilities Information and education facilities Landscaping material supplies Light industries Liquid fuel depots Local distribution premises Markets Mortuaries</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) with the following exceptions Kotingal and Manilla will be translated to the MU1 Mixed use zone as it better reflects the mix of uses within these centres Land use permissibility expanded consistent with intent of the reform Objectives amended to reflect strategic intent of zones with some minor changes to local objectives Clause 7.4A which limits the gross floor area of certain commercial uses to be extended to apply to E1 Local Centre, MU1 Mixed Use and E3 Productivity Support zones (as well as the E1) 	<p>B5 no longer permissible:</p> <ul style="list-style-type: none"> Entertainment facilities Extractive industries Heavy industries Jetties Open cut mining Pubs Registered clubs Retail premises Tourist and visitor accommodation <p>B5 new additional permitted uses:</p> <ul style="list-style-type: none"> Animal boarding or training establishments Bed and breakfast accommodation Boat building and repair facilities Business premises Cellar door premises Depots Home-based child care Home businesses Home occupations Home occupations (sex services) Industrial training facilities Places of public worship Pond-based aquaculture Recreation facilities (major) Recreation facilities (outdoor) Research stations Roadside stalls

<p>Industries; Marinas; Mooring pens; Moorings; Places of public worship; Pond-based aquaculture; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Roadside stalls; Rural industries; Sex services premises; Vehicle body repair workshops; Vehicle repair stations; Water recreation structures; Wharf or boating facilities</p> <p>B7 Permissible with consent Centre-based child care facilities; Food and drink premises; Garden centres; Hardware and building supplies; Landscaping material supplies; Light industries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Respite day care centres; Rural supplies; Self-storage units; Shop top housing; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B7 Prohibited Agriculture; Airports; Amusement centres; Animal boarding or training establishments; Boat sheds; Business premises; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Community facilities; Correctional centres; Crematoria;</p>	<p>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</p> <p>E3 Prohibited Agriculture Air transport facilities</p>		<ul style="list-style-type: none"> - Vehicle body repair workshops - Vehicle repair stations <p>B7 no longer permissible:</p> <ul style="list-style-type: none"> - Air transport facilities - Boat launching ramps - Entertainment facilities - Environmental facilities - Extractive industries - Farm stay accommodation - Industries - Open cut mining <p>B7 new additional permitted uses:</p> <ul style="list-style-type: none"> - Airports - Animal boarding or training establishments - Business premises - Community facilities - Home-based child care - Home occupations (sex services) - Industrial training facilities - Information and education facilities - Pond-based aquaculture - Recreation facilities (major) - Recreation facilities (outdoor)
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>Eco-tourist facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Heavy industrial storage establishments; Heavy industries; Home-based child care; Home occupations (sex services); Industrial training facilities; Information and education facilities; Marinas; Mooring pens; Moorings; Pond-based aquaculture; Pubs; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Retail premises; Rural industries; Sex services premises; Tourist and visitor accommodation; Water recreation structures; Wharf or boating facilities</p>	<p>Amusement centres Aquaculture Boat launching ramps Boat sheds Camping grounds Caravan parks Cemeteries Charter and tourism boating facilities Correctional centres Crematoria Eco-tourist facilities Entertainment facilities Environmental facilities Exhibition homes Exhibition villages Extractive industries Farm buildings Farm stay accommodation Forestry Heavy industrial storage establishments Heavy industries Industries Jetties Marinas Mooring pens Moorings Open cut mining Pubs Registered clubs Residential accommodation Retail premises Rural industries Sex services premises</p>		
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	<p>Tourist and visitor accommodation</p> <p>Water recreation structures</p> <p>Wharf or boating facilities</p>		
--	----------------------------------------------------------------------------------------------------------------	--	--

LGA: Temora – Temora LEP 2010

Current Zone	Future Zone	Translation summary	Changes
<p>B6 Permissible with consent Agricultural produce industries; Artisan food and drink industries; Business premises; Cellar door premises; Community facilities; Dual occupancies; Extensive agriculture; Food and drink premises; Funeral homes; Garden centres; Hardware and building supplies; High technology industries; Home industries; Horticulture; Hotel or motel accommodation; Landscaping material supplies; Light industries; Liquid fuel depots; Local distribution premises; Medical centres; Office premises; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Roadside stalls; Rural supplies; Specialised retail premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Viticulture; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B6 Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Commercial premises; Correctional</p>	<p>E3 Permitted with Consent Agricultural produce industries Animal boarding or training establishments Boat building and repair facilities Building identification signs Business identification signs Business premises Cellar door premises Centre-based child care facilities Community facilities Depots Dual occupancies Extensive agriculture Food and drink premises Function centres Garden centres Hardware and building supplies Home industries Horticulture Hotel or motel accommodation Industrial retail outlets Industrial training facilities Information and education facilities Landscaping material supplies Light industries Liquid fuel depots Local distribution premises Markets Mortuaries</p>	<ul style="list-style-type: none"> • Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) • Land use permissibility expanded consistent with intent of the reform • Objectives amended to reflect strategic intent of zones with some minor changes to local objectives 	<p>B6 new additional permitted uses:</p> <ul style="list-style-type: none"> - Centre-based child care facilities - Mortuaries - Places of public worship - Pond-based aquaculture - Recreation facilities (major) - Research stations - Respite day care centres <p>B6 no longer permissible:</p> <ul style="list-style-type: none"> - Nil

centres; Crematoria; Early education and care facilities; Eco-tourist facilities; Entertainment facilities; Environmental facilities; Exhibition homes; Extractive industries; Forestry; Heavy industrial storage establishments; Heavy industries; Helipads; Home-based child care; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Places of public worship; Pond-based aquaculture; Port facilities; Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Sex services premises; Waste disposal facilities; Water recreation structures; Water treatment facilities; Wharf or boating facilities	<p>Neighbourhood shops</p> <p>Office premises</p> <p>Oyster aquaculture</p> <p>Passenger transport facilities</p> <p>Places of public worship</p> <p>Plant nurseries</p> <p>Recreation areas</p> <p>Recreation facilities (indoor)</p> <p>Recreation facilities (major)</p> <p>Recreation facilities (outdoor)</p> <p>Research stations</p> <p>Respite day care centres</p> <p>Roadside stalls</p> <p>Rural supplies</p> <p>Service stations</p> <p>Specialised retail premises</p> <p>Storage premises</p> <p>Take away food and drink premises</p> <p>Tank-based aquaculture</p> <p>Timber yards</p> <p>Vehicle body repair workshops</p> <p>Vehicle repair stations</p> <p>Vehicle sales or hire premises</p> <p>Veterinary hospitals</p> <p>Viticulture</p> <p>Warehouse or distribution centres</p> <p>Wholesale supplies</p> <p>Any other development not specified in item 2 or 4.</p> <p>E3 Prohibited</p> <p>Agriculture</p> <p>Air transport facilities</p>		
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	Airstrips Amusement centres Biosolids treatment facilities Boat launching ramps Boat sheds Cemeteries Charter and tourism boating facilities Commercial premises Correctional centres Crematoria Early education and care facilities Eco-tourist facilities Entertainment facilities Environmental facilities Exhibition homes Extractive industries Forestry Heavy industrial storage establishments Helipads Home occupations (sex services) Home-based child care Industries Jetties Marinas Mooring pens Moorings Open cut mining Port facilities Registered clubs Residential accommodation Restricted premises Rural industries Sex services premises		
--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	Waste disposal facilities Water recreation structures Water treatment facilities Wharf or boating facilities		
--	-----------------------------------------------------------------------------------------------------------------------	--	--

LGA: Tenterfield – Tenterfield LEP 2013

NO B5/B6/B7 ZONES

LGA: The Hills Shire – Hills Shire LEP 2019

Current Zone	Future Zone	Translation summary	Changes
<p>B5 Permissible with consent Building identification signs; Business identification signs; Centre-based child care facilities; Food and drink premises; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Respite day care centres; Roads; Self-storage units; Serviced apartments; Specialised retail 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</p> <p>B5 Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition</p>	<p>E3 Permitted with Consent Animal boarding or training establishments Boat building and repair facilities Building identification signs Business identification signs Business premises Centre-based child care facilities Community facilities Depots Food and drink premises Function centres Garden centres Hardware and building supplies Home industries Hotel or motel accommodation Industrial retail outlets Industrial training facilities Information and education facilities Landscaping material supplies Light industries Local distribution premises Markets Medical centres Mortuaries Neighbourhood shops Office premises Oyster aquaculture Passenger transport facilities Places of public worship</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) with the following exceptions A number of smaller centres (rural villages) will be translated to RU5 Village rather than E1 Local Centre - Annagrove, Glenorie, Kenthurst, Dural and Maralyla villages Norwest Business park currently zoned B7 Business Park will be translation to SP4 Enterprise zone. New SP4 land use table created Land use permissibility expanded consistent with intent of the reform Objectives amended to reflect strategic intent of zones with some minor changes to local objectives New Local Provision to allow residential flat buildings within areas currently zoned B2 Local Centre proposed to be zoned E1 Local Centre Changes to Part 5 Miscellaneous provisions to reflect inclusion of RU5 Village zone 	<p>B5 new additional permitted uses:</p> <ul style="list-style-type: none"> Animal boarding or training establishments Boat building and repair facilities Depots Function centres Industrial training facilities Medical centres Mortuaries Pond-based aquaculture Recreation facilities (major) Research stations Storage premises <p>B6 new additional permitted uses:</p> <ul style="list-style-type: none"> Animal boarding or training establishments Boat building and repair facilities Depots Function centres Industrial training facilities Mortuaries Pond-based aquaculture Recreation facilities (major) Research stations Storage premises Transport depot <p>B7 no longer permissible:</p>

<p>villages; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industrial training facilities; Industries; Jetties; Marinas; Medical centres; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture; Port facilities; Recreation facilities (major); Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Waste disposal facilities; Water recreation structures; Water supply systems; Wharf or boating facilities</p> <p>B6 Permissible with consent Building identification signs; Business identification signs; Business premises; Community facilities; Food and drink premises; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Roads; Self-storage units; Serviced apartments; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises;</p>	<p>Plant nurseries Recreation areas Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Roads Rural supplies Service stations Serviced apartments Specialised retail premises Storage premises Take away food and drink premises Tank-based aquaculture Timber yards Vehicle body repair workshops Vehicle repair stations Vehicle sales or hire premises Veterinary hospitals Warehouse or distribution centres Wholesale supplies Any other development not specified in item 2 or 4</p> <p>E3 Prohibited Agriculture Air transport facilities Airstrips Amusement centres Boat launching ramps Boat sheds Camping grounds</p>	<p>- Helipads</p> <p>B7 new additional permitted uses:</p> <ul style="list-style-type: none"> - Animal boarding or training establishments - Boat building and repair facilities - Depots - Industrial training facilities - Pond-based aquaculture - Recreation facilities (major) - Research stations - Storage premises - Transport depots
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B6 Prohibited</p> <p>Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture; Port facilities; Recreation facilities (major); Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Waste disposal facilities; Water</p>	<p>Caravan parks Cemeteries Charter and tourism boating facilities Commercial premises Correctional centres Crematoria Eco-tourist facilities Electricity generating works Entertainment facilities Environmental facilities Exhibition homes Exhibition villages Farm buildings Forestry Freight transport facilities Heavy industrial storage establishments Helipads Highway service centres Home businesses Home occupations Home occupations (sex services) Home-based child care Industries Jetties Marinas Mooring pens Moorings Open cut mining Port facilities Residential accommodation Resource recovery facilities Restricted premises Rural industries</p>		
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

<p>recreation structures; Water supply systems; Wharf or boating facilities</p> <p>B7 Permissible with consent Building identification signs; Business identification signs; Business premises; Centre-based child care facilities; Food and drink premises; Garden centres; Hardware and building supplies; Heliports; Hotel or motel accommodation; Kiosks; Landscaping material supplies; Light industries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Roads; Respite day care centres; Self-storage units; Serviced apartments; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B7 Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition</p>	<p>Sewerage systems Sex services premises Signage Tourist and visitor accommodation Waste disposal facilities Water recreation structures Water supply systems Wharf or boating facilities</p>		
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

<p>villages; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture; Port facilities; Recreation facilities (major); Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Waste disposal facilities; Water recreation structures; Water supply systems; Wharf or boating facilities</p>			
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--	--

LGA: Tweed – Tweed LEP 2014

Current Zone	Future Zone	Translation summary	Changes
<p>B5 Permissible with consent Centre-based child care facilities; Garden centres; Hardware and building supplies; Landscaping material supplies; Light industries; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Roads; Specialised retail premises; Take away food and drink premises; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B5 Prohibited Agriculture; Air transport facilities; Amusement centres; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Community facilities; Correctional centres; Crematoria; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Food and drink premises; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex</p>	<p>E3 Permitted with Consent Animal boarding or training establishments Boat building and repair facilities Building identification signs Business identification signs Business premises Centre-based child care facilities Community facilities Depots Food and drink premises Function centres Garden centres Hardware and building supplies Home industries Hotel or motel accommodation Industrial retail outlets Industrial training facilities Information and education facilities Kiosks Landscaping material supplies Light industries Local distribution premises Markets Mortuaries Neighbourhood shops Office premises Oyster aquaculture Passenger transport facilities Places of public worship</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) Land use permissibility expanded consistent with intent of the reform Objectives amended to reflect strategic intent of zones with some minor changes to local objectives New Local Provision for smaller centres zoned E1 Local Centre. Seeks to support council's existing retail hierarchy and to maintain the character of existing centres 	<p>B5 no longer permissible:</p> <ul style="list-style-type: none"> Retail premises Serviced apartments <p>B5 new additional permitted uses:</p> <ul style="list-style-type: none"> Animal boarding or training establishments Community facilities Food and drink premises Function centres Industrial retail outlets Industrial training facilities Information and education facilities <p>B7 no longer permissible:</p> <ul style="list-style-type: none"> Cellar door premises Entertainment facilities Home businesses Home occupations Home-based child care Serviced apartments <p>B7 new additional permitted uses:</p> <ul style="list-style-type: none"> Animal boarding or training establishments Boat building and repair facilities Depots

<p>services); Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Jetties; Marinas; Markets; Mooring pens; Moorings; Open cut mining, Pond-based aquaculture; Recreation facilities (major); Recreation facilities (outdoor); Residential accommodation; Restricted premises; Roadside stalls; Rural industries; Rural supplies; Sex services premises; Storage premises; Tourist and visitor accommodation; Water recreation structures; Wharf or boating facilities; Wholesale supplies</p> <p>B7 Permissible with consent Centre-based child care facilities; Food and drink premises; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Kiosks; Light industries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Roads; Serviced apartments; Shop top housing; Specialised retail premises; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B7 Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat</p>	<p>Plant nurseries Recreation areas Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Roads 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</p> <p>E3 Prohibited Agriculture Air transport facilities Airstrips Amusement centres Boat launching ramps Boat sheds Camping grounds Caravan parks</p>		<ul style="list-style-type: none"> - Information and education facilities - Mortuaries - Places of public worship - Pond-based aquaculture - Recreation facilities (major) - Recreation facilities (outdoor) - Vehicle body repair workshops; - Vehicle repair stations
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Places of public worship; Pond-based aquaculture; Recreation facilities (major); Recreation facilities (outdoor); Residential accommodation; Restricted premises; Retail premises; Rural industries; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Water recreation structures; Wharf or boating facilities</p>	<p>Cellar door premises Cemeteries Charter and tourism boating facilities Correctional centres Crematoria Eco-tourist facilities Entertainment facilities Exhibition homes Exhibition villages Extractive industries Farm buildings Forestry Freight transport facilities Heavy industrial storage establishments Highway service centres Home businesses Home occupations Home occupations (sex services) Home-based child care Industries Jetties Marinas Mooring pens Moorings Open cut mining Open cut mining Residential accommodation Restricted premises Retail premises Roadside stalls Rural industries Serviced apartments Sex services premises</p>		
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	<p>Tourist and visitor accommodation</p> <p>Transport depots</p> <p>Truck depots</p> <p>Water recreation structures</p> <p>Wharf or boating facilities</p>		
--	------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

LGA: Upper Hunter – Upper Hunter LEP 2013

NO B5/B6/B7 ZONES

LGA: Upper Lachlan Shire – Upper Lachlan LEP 2010

NO B5/B6/B7 ZONES

LGA: Uralla – Uralla LEP 2012

Current Zone	Future Zone	Translation summary	Changes
<p>B6 Permissible with consent Business premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Restaurants or cafes; Rural supplies; Shop top housing; Specialised retail premises; Take-away food and drink premises; Tank-based aquaculture; Vehicle sales or hire premises; Warehouse or distribution centres; Waste or resource transfer stations; Any other development not specified in item 2 or 4</p> <p>B6 Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Bed and breakfast accommodation; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Centre-based child care facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities;</p>	<p>E3 Permitted with Consent Animal boarding or training establishments Boat building and repair facilities Building 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 Pond-based aquaculture Passenger transport facilities Places of public worship Plant nurseries Recreation areas Recreation facilities (indoor)</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) Land use permissibility expanded consistent with intent of the reform Objectives amended to reflect strategic intent of zones with some minor changes to local objectives 	<p>B6 new additional permitted uses:</p> <ul style="list-style-type: none"> - Animal boarding or training establishments - Boat building and repair facilities - Centre-based child care facilities - Depots - Industrial training facilities - Places of public worship - Pond-based aquaculture - Recreation areas - Recreation facilities (major) - Recreation facilities (outdoor) - Research stations - Respite day care centres - Vehicle body repair workshops - Vehicle repair stations <p>B7 no longer permissible:</p> <ul style="list-style-type: none"> - Nil

<p>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; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Places of public worship; Pond-based aquaculture; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Respite day care centres; Rural industries; Sewage treatment plants; Sex services premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities</p>	<p>Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Restaurants or cafes Rural supplies Service stations Shop top housing Specialised retail premises Storage premises Take away food and drink premises Tank-based aquaculture Timber yards Vehicle body repair workshops Vehicle repair stations Vehicle sales or hire premises Veterinary hospitals Warehouse or distribution centres Waste or resource transfer stations Wholesale supplies Any other development not specified in item 2 or 4</p> <p>E3 Prohibited Agriculture Air transport facilities Airstrips Amusement centres Bed and breakfast accommodation Biosolids treatment facilities Boat launching ramps Boat sheds Camping grounds</p>		
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	<p>Caravan parks</p> <p>Cemeteries</p> <p>Charter and tourism boating facilities</p> <p>Commercial premises</p> <p>Correctional centres</p> <p>Crematoria</p> <p>Eco-tourist facilities</p> <p>Electricity generating works</p> <p>Entertainment facilities</p> <p>Environmental facilities</p> <p>Exhibition homes</p> <p>Exhibition villages</p> <p>Extractive industries</p> <p>Farm buildings</p> <p>Farm stay accommodation</p> <p>Forestry</p> <p>Freight transport facilities</p> <p>Heavy industrial storage establishments</p> <p>Helipads</p> <p>Highway service centres</p> <p>Industries</p> <p>Jetties</p> <p>Marinas</p> <p>Mooring pens</p> <p>Moorings</p> <p>Open cut mining</p> <p>Registered clubs</p> <p>Residential accommodation</p> <p>Rural industries</p> <p>Sewage treatment plants</p> <p>Sex services premises</p> <p>Transport depots</p> <p>Truck depots</p>		
--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

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

LGA: Wagga Wagga – Wagga Wagga LEP 2010

Current Zone	Future Zone	Translation summary	Changes
<p>B5 Permissible with consent Animal boarding or training establishments; Centre-based child care facilities; Community facilities; Depots; Garden centres; Hardware and building supplies; Highway service centres; Industrial retail outlets; Industrial training facilities; Kiosks; Landscaping material supplies; Liquid fuel depots; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Recreation facilities (indoor); Respite day care centres; Rural supplies; Self-storage units; Service stations; Signage; Specialised retail premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; 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</p> <p>B5 Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Biosolids treatment facilities; Boat building or repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria;</p>	<p>E3 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 Exhibition villages Food and drink premises Function centres Garden centres Hardware and building supplies Highway service centres Home industries Hotel or motel accommodation Industrial retail outlets Industrial training facilities Information and education facilities Kiosks Landscaping material supplies Light industries Liquid fuel depots Local distribution premises Markets Mortuaries Neighbourhood shops Office premises</p>	<ul style="list-style-type: none"> • Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) • Land use permissibility expanded consistent with intent of the reform • Objectives amended to reflect strategic intent of zones with some changes to local objectives 	<p>B5 no longer permissible:</p> <ul style="list-style-type: none"> - Port facilities <p>B5 new additional permitted uses:</p> <ul style="list-style-type: none"> - Boat building or repair facilities - Function centres - Information and education facilities - Mortuaries - Places of public worship - Pond-based aquaculture - Recreation facilities (major) - Research stations - Storage premises <p>B6 no longer permissible:</p> <ul style="list-style-type: none"> - Health services facilities - Sewage treatment plants - Water recycling facilities <p>B6 new additional permitted uses:</p> <ul style="list-style-type: none"> - Centre-based child care facilities - Function centres - Home businesses - Information and education facilities - Mortuaries - Places of public worship

<p>Eco-tourist facilities; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Helipads; Home-based child care; Home occupations (sex services); Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Places of public worship; Pond-based aquaculture; Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Restricted premises; Rural industries; Sewage treatment plants; Sex services premises; Storage premises; Tourist and visitor accommodation; Water recreation structures; Water recycling facilities; Wharf or boating facilities</p> <p>B6 Permissible with consent</p> <p>Animal boarding or training establishments; Boat building and repair facilities; Business premises; Community facilities; Exhibition villages; Food and drink premises; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Landscaping material supplies; Light industries; Liquid fuel depots; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Recreation facilities</p>	<p>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 Signage Specialised retail premises Storage premises Take away food and drink premises Tank-based aquaculture Timber yards Vehicle body repair workshops Vehicle repair stations Vehicle sales or hire premises Veterinary hospitals Warehouse or distribution centres Wholesale supplies Any other development not specified in item 2 or 4</p> <p>E3 Prohibited</p> <p>Agriculture Air transport facilities Airstrips Amusement centres Biosolids treatment facilities</p>	<ul style="list-style-type: none"> - Pond-based aquaculture - Recreation facilities (major) - Research stations - Respite day care centres - Storage premises
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>(indoor); Rural supplies; Self-storage units; Service tations; Signage; Specialised retail premises; Tank-based aquaculture; Timber yards; 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</p> <p>B6 Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Biosolids treatment facilities; Boat sheds; Boat launching ramps; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Centre-based child care facilities; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Entertainment facilities; Environmental facilities; Exhibition homes; Extractive industries; Farm buildings; Forestry; Function centres; Heavy industrial storage establishments; Heavy industries; Helipads; Home-based child care; Home businesses; Home occupations (sex services); Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Places of public worship; Pond-based aquaculture; Port facilities; Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Sex services</p>	<p>Boat launching ramps Boat sheds Camping grounds Caravan parks Cemeteries Charter and tourism boating facilities Commercial premises Correctional centres Crematoria Eco-tourist facilities Entertainment facilities Environmental facilities Exhibition homes Extractive industries Farm buildings Forestry Health services facilities Heavy industrial storage establishments Helipads Home occupations (sex services) Home-based child care Industries Jetties Marinas Mooring pens Moorings Open cut mining Port facilities Registered clubs Residential accommodation Restricted premises Rural industries Sewage treatment plants</p>		
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

premises; Storage premises; Tourist and visitor accommodation; Water recreation structures; Wharf or boating facilities	Sex services premises Tourist and visitor accommodation Water recreation structures Water recycling facilities Wharf or boating facilities		
-------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

LGA: Walcha – Walcha LEP 2012

NO B5/B6/B7 ZONES

LGA: Walgett – Walgett LEP 2013

NO B5/B6/B7 ZONES

LGA: Warren – Warren LEP 2012

Current Zone	Future Zone	Translation summary	Changes
<p>B6 Permissible with consent Business premises; Community facilities; Dwelling houses; Garden centres; Group homes; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Multi dwelling housing; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Residential flat buildings; Seniors housing; Shop top housing; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B6 Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Function centres; Heavy industrial storage</p>	<p>E3 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 Dwelling houses Function centres Garden centres Group homes Hardware and building supplies Home industries 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</p>	<ul style="list-style-type: none"> • Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) • Land use permissibility expanded consistent with intent of the reform • Objectives amended to reflect strategic intent of zones with local objectives retained 	<p>B6 new additional permitted uses:</p> <ul style="list-style-type: none"> - Animal boarding or training establishments - Boat building and repair facilities - Depots - Function centres - Industrial retail outlets - Industrial training facilities - Office premises - Pond-based aquaculture - Recreation facilities (major) - Specialised retail premises - Storage premises - Timber yards - Vehicle body repair workshops - Vehicle repair stations - Veterinary hospitals - Wholesale supplies

<p>establishments; Helipads; Industrial retail outlets; Industrial training facilities; Industries; Jetties; Kiosks; Marinas; Markets; Mooring pens; Moorings; Office premises; Open cut mining; Pond-based aquaculture; Pubs; Recreation facilities (major); Registered clubs; Residential accommodation; Resource recovery facilities; Restaurants or cafes; Restricted premises; Roadside stalls; Rural industries; Sewage treatment plants; Sex services premises; Shops; Specialised retail premises; Storage premises; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Waste disposal facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies</p>	<p>Places of public worship Plant nurseries Pond-based aquaculture Recreation areas Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Residential flat buildings Respite day care centres Roads Rural supplies Seniors housing 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</p> <p>E3 Prohibited Agriculture Air transport facilities Airstrips</p>		
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	<p>Amusement centres</p> <p>Biosolids treatment facilities</p> <p>Boat launching ramps</p> <p>Boat sheds</p> <p>Cemeteries</p> <p>Charter and tourism boating facilities</p> <p>Correctional centres</p> <p>Crematoria</p> <p>Eco-tourist facilities</p> <p>Electricity generating works</p> <p>Entertainment facilities</p> <p>Environmental facilities</p> <p>Exhibition homes</p> <p>Exhibition villages</p> <p>Extractive industries</p> <p>Farm buildings</p> <p>Farm stay accommodation</p> <p>Forestry</p> <p>Freight transport facilities</p> <p>Heavy industrial storage establishments</p> <p>Helipads</p> <p>Industries</p> <p>Jetties</p> <p>Kiosks</p> <p>Marinas</p> <p>Mooring pens</p> <p>Moorings</p> <p>Open cut mining</p> <p>Pubs</p> <p>Registered clubs</p> <p>Residential accommodation</p> <p>Resource recovery facilities</p> <p>Restaurants or cafes</p>		
--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	<p>Restricted premises</p> <p>Roadside stalls</p> <p>Rural industries</p> <p>Sewage treatment plants</p> <p>Sex services premises</p> <p>Shops</p> <p>Transport depots</p> <p>Truck depots</p> <p>Waste disposal facilities</p> <p>Water recreation structures</p> <p>Water supply systems</p> <p>Wharf or boating facilities</p>		
--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

LGA: Warrumbungle – Warrumbungle LEP 2013

Current Zone	Future Zone	Translation summary	Changes
<p>B6 Permissible with consent Boarding houses; Business premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Roads; Shop top housing; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B6 Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Heavy industrial storage establishments; Helipads; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings;</p>	<p>E3 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 Home industries 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</p>	<ul style="list-style-type: none"> • Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) • Land use permissibility expanded consistent with intent of the reform • Objectives amended to reflect strategic intent of zones with local objectives retained 	<p>B6 new additional permitted uses:</p> <ul style="list-style-type: none"> - Animal boarding or training establishments - Boat building and repair facilities - Industrial training facilities - Mortuaries - Pond-based aquaculture - Recreation areas - Recreation facilities (major) - Recreation facilities (outdoor) - Vehicle body repair workshops - Vehicle repair stations

<p>Mortuaries; Open cut mining; Pond-based aquaculture; Pubs; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Residential accommodation; Rural industries; Sewage treatment plants; Sex services premises; Shops; Vehicle body repair workshops; Vehicle repair stations; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Water supply systems</p>	<p>Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Roads 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</p> <p>E3 Prohibited Agriculture Air transport facilities Airstrips Amusement centres Biosolids treatment facilities Boat launching ramps Boat sheds Cellar door premises Cemeteries</p>		
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	<p>Charter and tourism boating facilities</p> <p>Correctional centres</p> <p>Crematoria</p> <p>Electricity generating works</p> <p>Environmental facilities</p> <p>Exhibition homes</p> <p>Exhibition villages</p> <p>Extractive industries</p> <p>Farm buildings</p> <p>Farm stay accommodation</p> <p>Forestry</p> <p>Heavy industrial storage establishments</p> <p>Helipads</p> <p>Industries</p> <p>Jetties</p> <p>Marinas</p> <p>Mooring pens</p> <p>Moorings</p> <p>Open cut mining</p> <p>Pubs</p> <p>Residential accommodation</p> <p>Rural industries</p> <p>Sewage treatment plants</p> <p>Sex services premises</p> <p>Shops</p> <p>Waste or resource management facilities</p> <p>Water recreation structures</p> <p>Water recycling facilities</p> <p>Water supply systems</p>		
--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--



LGA: Waverly – Waverly LEP 2012

NO B5/B6/B7 ZONES

LGA: Weddin – Weddin LEP 2011

NO B5/B6/B7 ZONES

LGA: Wentworth – Wentworth LEP 2011

Current Zone	Future Zone	Translation summary	Changes
<p>B6 Permissible with consent Business premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Seniors housing; Shop top housing; Tank-based aquaculture; Warehouse or distribution centres; Water recycling facilities; Any other development not specified in item 2 or 4</p> <p>B6 Prohibited Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Camping grounds; Cellar door premises; Cemeteries; Correctional centres; Crematoria; Eco-tourist facilities; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Heavy industrial storage establishments; Home occupations (sex services); Industrial training facilities; Industries; Mooring pens; Open cut mining; Pond-based aquaculture; Port facilities; Recreation facilities (major); Residential accommodation; Roadside stalls; Rural industries; Sewerage systems; Sex services</p>	<p>E3 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 Dwelling houses Function centres Garden centres Hardware and building supplies Home industries 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</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) with the following exception Wentworth township previously zoned IN1 General Industrial proposed to be zoned E3 Productivity Support Land use permissibility expanded consistent with intent of the reform E3 Productivity Support - dwelling houses now permitted with consent and shop-top housing now prohibited Objectives amended to reflect strategic intent of zones with local objectives retained 	<p>B6 no longer permissible:</p> <ul style="list-style-type: none"> Shop top housing <p>B6 new additional permitted uses:</p> <ul style="list-style-type: none"> Animal boarding or training establishments Boat building and repair facilities Industrial training facilities Pond-based aquaculture Recreation facilities (major) Roadside stalls Vehicle body repair workshops

<p>premises; Shops; Vehicle body repair workshops; Waste or resource management facilities; Water treatment facilities; Wharf or boating facilities</p>	<p>Pond-based aquaculture 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 Water recycling facilities Wholesale supplies Any other development not specified in item 2 or 4</p> <p>E3 Prohibited Agriculture Air transport facilities Airstrips Camping grounds Cellar door premises Cemeteries Correctional centres Crematoria</p>		
---------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	<p>Eco-tourist facilities</p> <p>Exhibition villages</p> <p>Extractive industries</p> <p>Farm buildings</p> <p>Farm stay accommodation</p> <p>Forestry</p> <p>Heavy industrial storage establishments</p> <p>Home occupations (sex services)</p> <p>Industries</p> <p>Mooring pens</p> <p>Open cut mining</p> <p>Port facilities</p> <p>Residential accommodation</p> <p>Rural industries</p> <p>Sewerage systems</p> <p>Sex services premises</p> <p>Shops</p> <p>Shop top housing</p> <p>Waste or resource management facilities</p> <p>Water treatment facilities</p> <p>Wharf or boating facilities</p>		
--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

LGA: Willoughby – Willoughby LEP 2012

NOT INCLUDED IN THIS EXHIBITION - COUNCIL WILL EXHIBIT EMPLOYMENT ZONE TRANSLATIONS AS PART OF A COMPREHENSIVE OR CONSOLIDATING LOCAL ENVIRONMENTAL PLAN

LGA: Wingecarribee – Wingecarribee LEP 2010

Current Zone	Future Zone	Translation summary	Changes
<p>B5 Permissible with consent Centre-based child care facilities; Garden centres; Hardware and building supplies; Landscaping material supplies; Light industries; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Respite day care centres; Roads; Specialised retail premises; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B5 Prohibited Agriculture; Air transport facilities; Amusement centres; Animal boarding or training establishments; Boarding houses; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Correctional centres; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Group homes; Heavy industrial storage establishments; Home occupations (sex services); Industrial training facilities; Industries; Open cut mining; Pond-based aquaculture; Recreation facilities</p>	<p>E3 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 Home industries 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</p>	<ul style="list-style-type: none"> • Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) • Land use permissibility expanded consistent with intent of the reform • Objectives amended to reflect strategic intent of zones with minor changes to local objectives • New Local Provision to include further considerations for development assessment for proposals in smaller centres zoned E1 Local Centre. 	<p>B5 no longer permissible:</p> <ul style="list-style-type: none"> - Residential accommodation <p>B5 new additional permitted uses:</p> <ul style="list-style-type: none"> - Animal boarding or training establishments - Depots - Industrial training facilities - Pond-based aquaculture - Recreation facilities (major) - Recreation facilities (outdoor) - Research stations - Rural supplies <p>B7 no longer permissible:</p> <ul style="list-style-type: none"> - Nil <p>B7 new additional permitted uses:</p> <ul style="list-style-type: none"> - Animal boarding or training establishments - Industrial training facilities - Pond-based aquaculture - Recreation facilities (major) - Research stations

<p>(major); Recreation facilities (outdoor); Research stations; Restricted premises; Rural industries; Rural supplies; Rural workers' dwellings; Secondary dwellings; Semi-detached dwellings; Sewage treatment plants; Sex services premises; Transport depots; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities</p> <p>B7 Permissible with consent Centre-based child care facilities; Garden centres; Hardware and building supplies; Light industries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Roads; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B7 Prohibited Agriculture; Air transport facilities; Amusement centres; Animal boarding or training establishments; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Heavy industrial storage establishments; Home occupations</p>	<p>Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Roads 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</p> <p>E3 Prohibited Agriculture Air transport facilities Amusement centres Camping grounds Caravan parks Cellar door premises Cemeteries Correctional centres Crematoria Eco-tourist facilities</p>		
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

<p>(sex services); Industrial training facilities; Industries; Open cut mining; Pond-based aquaculture; Recreation facilities (major); Research stations; Residential accommodation; Restricted premises; Roadside stalls; Rural industries; Sewage treatment plants; Sex services premises; Shops; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities</p>	<p>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 Rural workers' dwellings Sewage treatment plants Sex services premises Shops Transport depots Waste or resource management facilities Water recreation structures Water supply systems Wharf or boating facilities</p>		
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

LGA: Wollondilly– Wollondilly LEP 2011

Current Zone	Future Zone	Translation summary	Changes
<p>B5 Permissible with consent Centre-based child care facilities; Garden centres; Hardware and building supplies; Landscaping material supplies; Light industries; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Roads; Self storage units; Specialised retail premises; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B5 Prohibited Agriculture; Airstrips; Air transport facilities; Animal boarding and training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Business premises; Camping grounds; Caravan parks; Car parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Community facilities; Correctional centres; Crematoriums; 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;</p>	<p>E3 Permitted with Consent Animal boarding or training establishments Artisan food and drink premises Bee keeping 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 High technology industries Home industries 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</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) with the following exceptions Buxton, Menangle, Mount Hunter, Nattai, The Oaks, Yanderra, Douglas park and Oakdale centres proposed to be zoned RU5 Village. New RU5 Village land use table created Land use permissibility expanded consistent with intent of the reform Objectives amended to reflect strategic intent of zones with some changes to local objectives New Local Provision applying to RU5 Village land to reinforce the purpose as a rural services area. Amend Existing Clause 4.2A to include the new RU5 Village zone and including a minimum lot size of dwelling houses in centres zoned RU5 Village 	<p>B5 new additional permitted uses:</p> <ul style="list-style-type: none"> - Animal boarding and training establishments - Boat building and repair facilities - Business premises - Community facilities - Information and education facilities - Mortuaries - Plant nurseries - Pond-based aquaculture - Recreation areas - Recreation facilities (major) - Recreation facilities (outdoor) - Research stations - Storage premises - Vehicle body repair workshops <p>B5 no longer permissible:</p> <ul style="list-style-type: none"> - Nil

<p>Helipads; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupation (sex services); Industries; Information and education facilities; Jetties; Marinas; Moorings; Mooring pens; Mortuaries; Open cut mining; Plant nurseries; Pond-based aquaculture; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Restricted premises; Roadside stalls; Rural industries; Sewerage systems; Sex service premises; Shops; 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; Wharf or boating facilities</p>	<p>Places of public worship Plant nurseries Recreation areas Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Roads Rural supplies 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</p> <p>E3 Prohibited Agriculture Air transport facilities Airstrips Boat launching ramps Boat sheds Camping grounds Car parks</p>		
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	<p>Caravan parks</p> <p>Cellar door premises</p> <p>Cemeteries</p> <p>Charter and tourism boating facilities</p> <p>Correctional centres</p> <p>Crematoriums</p> <p>Eco-tourist facilities</p> <p>Electricity generating works</p> <p>Environmental facilities</p> <p>Environmental protection works</p> <p>Exhibition homes</p> <p>Exhibition villages</p> <p>Extractive industries</p> <p>Farm buildings</p> <p>Flood mitigation works</p> <p>Forestry</p> <p>Freight transport facilities</p> <p>Heavy industrial storage establishments</p> <p>Helipads</p> <p>Highway service centres</p> <p>Home businesses</p> <p>Home occupation (sex services)</p> <p>Home occupations</p> <p>Home-based child care</p> <p>Industries</p> <p>Jetties</p> <p>Marinas</p> <p>Mooring pens</p> <p>Moorings</p> <p>Open cut mining</p> <p>Registered clubs</p> <p>Residential accommodation</p> <p>Restricted premises</p>		
--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	Roadside stalls Rural industries Sewerage systems Sex service 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		
--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

LGA: Wollongong– Wollongong LEP 2009

Current Zone	Future Zone	Translation summary	Changes
<p>B6 Permissible with consent Advertising structures; Business premises; Car parks; Centre-based child care facilities; Community facilities; Depots; Entertainment facilities; Environmental facilities; Garden centres; Hardware and building supplies; Heavy industrial storage establishments; Home businesses; Hotel or motel accommodation; Industrial retail outlets; Landscaping material supplies; Light industries; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Roads; Service stations; Serviced apartments; Sex services premises; Shop top housing; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Transport depots; Truck depots; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres</p> <p>B6 Prohibited Pond-based aquaculture; Any other development not specified in item 2 or 3</p>	<p>E3 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 Home industries Hotel or motel accommodation Industrial retail outlets Industrial training facilities Information and education facilities Kiosks Landscaping material supplies Light industries Local distribution premises Markets Mortuaries Neighbourhood shops</p>	<ul style="list-style-type: none"> Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) Land use permissibility expanded consistent with intent of the reform Objectives amended to reflect strategic intent of zones with some changes to local objectives Amend Locla Provision - Clause 7.11 Location of sex services - to include restricted premises New Local Provision - Centres hierarchy - to support the character of the centre, the amenity of neighbouring residences and to have regard to the role of the centre within the centres hierarchy Schedule 1 Additional Permitted Uses - New Clause - Certain land at Flinders St, North Wollongong - to permit shop top housing and serviced apartments with development consent on certain land in the Flinders St Precinct proposed to be zoned E3 Productivity Support 	<p>B6 no longer permissible:</p> <ul style="list-style-type: none"> Serviced apartments Shop top housing <p>B6 new additional permitted uses:</p> <ul style="list-style-type: none"> Animal boarding or training establishments Boat building and repair facilities Function centres Helipads Home industries Industrial training facilities Information and education facilities Kiosks Local distribution premises Markets Mortuaries Neighbourhood shops Recreation facilities (major) Research stations Rural supplies Vehicle body repair workshops Vehicle repair stations Wholesale supplies <p>B7 no longer permissible:</p> <ul style="list-style-type: none"> Nil

<p>B7 Permissible with consent Advertising structures; Business premises; Centre-based child care facilities; Community facilities; Garden centres; Hardware and building supplies; Helipads; Hotel or motel accommodation; Kiosks; Light industries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Respite day care centres; Roads; Tank-based aquaculture; Warehouse or distribution centres</p> <p>B7 Prohibited Pond-based aquaculture; Any other development not specified in item 2 or 3</p>	<p>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</p> <p>E3 Prohibited</p>		<p>B7 new additional permitted uses:</p> <ul style="list-style-type: none"> - Animal boarding or training establishments - Boat building and repair facilities - Car parks - Depots - Entertainment facilities - Environmental facilities - Function centres - Heavy industrial storage establishments - Home businesses - Home industries - Industrial retail outlets - Industrial training facilities - Information and education facilities - Landscaping material supplies - Local distribution premises - Markets - Mortuaries - Places of public worship - Plant nurseries - Recreation areas - Recreation facilities (major) - Recreation facilities (outdoor) - Registered clubs - Research stations - Rural supplies - Service stations - Sex services premises - Specialised retail premises - Storage premises - Take away food and drink premises
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	Any other development not specified in item 2 or 3		<ul style="list-style-type: none"> - Timber yards - Transport depots - Truck depots - Vehicle body repair workshops - Vehicle repair stations - Vehicle sales or hire premises - Veterinary hospitals - Wholesale supplies
--	----------------------------------------------------	--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

LGA: Woollahra – Woollahra LEP 2014

No B5/B6/B7 Zones.

LGA: Yass Valley – Yass Valley LEP 2013

Current Zone	Future Zone	Translation summary	Changes
<p>B5 Permissible with consent Centre-based child care facilities; Garden centres; Hardware and building supplies; Landscaping material supplies; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Roads; Specialised retail premises; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B5 Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Backpackers' accommodation; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; 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</p>	<p>E3 Permitted with Consent Animal boarding or training establishments Boat building and repair facilities Business identification signs Business premises Centre-based child care facilities Community facilities Depots Function centres Garden centres Hardware and building supplies Health services facilities Home industries Hotel or motel accommodation Industrial retail outlets Industrial training facilities Information and education facilities 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</p>	<ul style="list-style-type: none"> • Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) • Land use permissibility expanded consistent with intent of the reform • Objectives amended to reflect strategic intent of zones with local objectives retained 	<p>B5 no longer permissible:</p> <ul style="list-style-type: none"> - Crematoria - Electricity generating works - Home occupations (sex services) - Hostels - Pubs - Roadside stalls - Rural workers' dwellings - Shops - Transport depots <p>B5 new additional permitted uses:</p> <ul style="list-style-type: none"> - Animal boarding or training establishments - Function centres - Health services facilities - Home-based child care - Home businesses - Home industries - Information and education facilities - Recreation areas - Recreation facilities (major) - Recreation facilities (outdoor) - Research stations <p>B6 no longer permissible:</p> <ul style="list-style-type: none"> - Bed and breakfast accommodation - Boat launching ramps

<p>businesses; Home industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Places of public worship; Pond-based aquaculture; Port facilities; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Waste or resource management facilities; Water recreation structures; Water treatment facilities; Wharf or boating facilities</p> <p>B6 Permissible with consent Business premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Roads; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>B6 Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Attached dwellings; Backpackers' accommodation; Boarding houses; Camping grounds; Caravan parks; Cemeteries; Correctional centres;</p>	<p>Recreation areas Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Roads 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</p> <p>E3 Prohibited Agriculture Air transport facilities Airstrips Amusement centres Backpackers' accommodation Bed and breakfast accommodation Boat launching ramps Boat sheds Camping grounds</p>		<ul style="list-style-type: none"> - Boat sheds - Charter and tourism boating facilities - Jetties - Marinas - Mooring pens - Moorings - Place of public worship - Residential accommodation <p>B6 new additional permitted uses:</p> <ul style="list-style-type: none"> - Animal boarding or training establishments - Industrial training facilities; Markets - Mortuaries - Pond-based aquaculture - Public administration buildings - Research stations - Rural supplies - Storage premises - Timber yards - Vehicle sales or hire premises
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>Crematoria; Dual occupancies; 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; Group homes; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Home occupations (sex services); Hostels; Industrial training facilities; Markets; Mortuaries; Multi dwelling housing; Open cut mining; Pond-based aquaculture; Port facilities; Public administration buildings; Pubs; Registered clubs; Research stations; Residential flat buildings; Restricted premises; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Secondary dwellings; Semi-detached dwellings; Seniors housing; Sewerage systems; Sex services premises; Shops; Storage premises; Timber yards; Transport depots; Vehicle sales or hire premises; Waste or resource transfer stations; Wharf or boating facilities; Wholesale supplies</p>	<p>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) Hostels Jetties Marinas Mooring pens Moorings Open cut mining Place of public worship Port facilities Pubs Registered clubs Residential accommodation Restricted premises</p>		
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	Roadside stalls Rural industries Rural workers' dwellings Sewerage systems Sex services premises Shops Transport depots Waste or resource management facilities Water recreation structures Water treatment facilities Wharf or boating facilities		
--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--