

# Appendix 3 – Comparison of LEP Land Use Tables

## Abbreviations used in this appendix:

ARHSEPP	State Environmental Planning Policy (Affordable Rental Housing) 2009
Educational Establishments and Child Care SEPP	State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017
GFA	Gross floor area
Infrastructure SEPP	State Environmental Planning Policy (Infrastructure) 2007
LEP	Local environmental plan
LGA	Local government area
MDH	Multi dwelling housing
PLEP	Parramatta Local Environmental Plan 2011
RFB	Residential flat building
Seniors Housing SEPP	State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

## Key

- O** permitted without consent
- C** permitted with consent
- X** prohibited



- consistent across LEPs
- inconsistent across LEPs

## Document versions

No.	Author	Version
1.	City of Parramatta Council	Pre-Gateway report to Local Planning Panel and Council
2.	City of Parramatta Council	May 2020 – Post-Gateway. Correction of minor error relating to commentary on service stations in the B1 zone.

Land use	R2 Low Density Residential					R3 Medium Density Residential					R4 High Density Residential					Comments	
	Current LEP Provision				Proposed	Current LEP Provision				Proposed	Current LEP Provision						Proposed
	Hol	Hor	Par	Hil		Aub	Hor	Par	Hil		Aub	Hol	Hor	Par	Hil		
agriculture	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.	
aquaculture	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
- oyster aquaculture	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c		
- pond based aquaculture	c	c	c	c	c	x	x	x	x	x	x	x	x	x	x		
- tank-based aquaculture	c	c	c	c	c	c	c	c	c	c	x	x	x	x	x		
extensive agriculture	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
- bee keeping	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
- dairy (pasture-based)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
intensive livestock agriculture	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
- feedlots	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
- dairies (restricted)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
intensive plant agriculture	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
- horticulture	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
- turf farming	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
- viticulture	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
animal boarding or training establishments	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.	
farm buildings	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
forestry	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
residential accommodation	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	Refers to parent term. Permitted in R3 and R4 zones in majority of LEPs. LEPs are consistent, no changes proposed. It is proposed to permit dual occupancies in all residential zones, except in sensitive locations identified on the Dual Occupancy Prohibition Map (refer to sections 2.1 and 3.2.4 of the Planning Proposal). It is proposed to permit in R4 zones to provide opportunity for a variety of housing types. LEPs are consistent, no changes proposed. Hostels provide opportunity for a variety of housing types in residential zones. They are generally of a similar size/scale to group homes and are unlikely to have a substantial impact on amenity. It is proposed to permit MDH in R3 & R4 zones to provide opportunity for a mix of housing types.	
attached dwellings	x	x	x	x	x	c	c	c	c	c	c	c	x	c	c		
boarding houses	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c		
dual occupancies	c	x	c	c	c	c	c	x	c	c	c	x	x	x	c		c
- dual occupancies (attached)	c	x	c	c	c	c	c	x	c	c	c	x	x	x	c		c
- dual occupancies (detached)	c	x	c	c	c	c	c	x	c	c	c	x	x	x	c		c
dwelling houses	c	c	c	c	c	c	c	c	c	c	c	x	x	c	c		c
group homes	c	c	c	c	c	c	c	c	c	c	c	x	x	x	x		x
- group homes (permanent)	c	c	c	c	c	c	c	c	c	c	c	x	x	x	x		x
- group homes (transitional)	c	c	c	c	c	c	c	c	c	c	c	x	x	x	x		x
hostels	c	x	c	x	c	x	x	c	x	c	c	c	x	c	x		c
multi dwelling housing	x	x	x	x	x	c	c	c	c	c	c	c	x	c	c		c

Land use	R2 Low Density Residential					R3 Medium Density Residential					R4 High Density Residential						Comments
	Current LEP Provision				Proposed	Current LEP Provision				Proposed	Current LEP Provision					Proposed	
	Hol	Hor	Par	Hil		Aub	Hor	Par	Hil		Aub	Hol	Hor	Par	Hil		
residential flat buildings	x	x	x	x	x	x	c	x	x	x	c	c	c	c	c	c	It is proposed to prohibit RFBs in the R3 zone, consistent with the majority of LEPs. This will support housing diversity. Refer to section 3.2.4 of the Planning Proposal. LEPs are consistent, no changes proposed. Secondary dwellings are permissible in all residential zones under the ARHSEPP. Not considered appropriate in the R2 zone, but proposed to be permitted in R3 and R4 zones. Note: Seniors housing and residential care facilities are permissible in residential zones under the provisions of the Seniors Housing SEPP. LEPs are consistent, no changes proposed.
rural worker’s dwellings	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
secondary dwellings	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
semi-detached dwellings	c	x	x	x	x	c	c	c	x	c	c	x	x	c	x	c	
seniors housing	x	x	c	x	c	c	c	c	c	c	x	c	x	c	x	c	
- residential care facilities	x	x	c	x	c	c	c	c	c	c	x	c	x	c	x	c	
shop top housing	x	x	x	x	x	x	x	x	x	x	c	c	c	c	c	c	
home businesses	c	c	c	o	c	c	x	c	o	c	c	c	x	c	o	c	It is proposed to permit home businesses with consent and home occupations without consent in all residential zones, consistent with the majority of LEPs. Home occupations (sex services) will be prohibited in all residential zones. This is consistent across all LEPs.
home occupations	o	o	o	o	o	c	c	o	o	o	c	o	c	o	o	o	
home occupations (sex services)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
tourist and visitor accommodation	x	c	x	x	x	x	x	x	x	x	x	x	x	x	x	x	Only bed & breakfasts are considered to be an appropriate type of tourist and visitor accommodation use in residential zones, due to potential amenity impacts.
backpackers’ accommodation	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
bed & breakfast accommodation	c	c	c	c	c	c	x	c	x	c	c	x	x	c	x	c	
farm stay accommodation	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
hotel or motel accommodation	x	x	x	x	x	x	x	x	x	x	c	x	x	x	x	x	
serviced apartments	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
camping grounds	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
caravan parks	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
eco-tourist facilities	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
commercial premises	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	LEPs are generally consistent, no changes proposed, with the exception of kiosks and neighbourhood shops. It is proposed to prohibit kiosks in all residential zones, consistent with the majority of LEPs.
business premises	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
- funeral homes	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
office premises	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	It is proposed to permit neighbourhood shops in residential zones as these cater for day-to-day needs of residents or workers. Neighbourhood shops are limited to a maximum size of 80sqm (refer to cl. 5.4(7) of the LEP) in order to limit potential impacts to the locality.
retail premises	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
- specialised retail premises	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
- cellar door premises	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
- food & drink premises	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
o pubs	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
o restaurants or cafes	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
o take-away food & drink premises	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	

Land use	R2 Low Density Residential					R3 Medium Density Residential					R4 High Density Residential						Comments
	Current LEP Provision				Proposed	Current LEP Provision				Proposed	Current LEP Provision					Proposed	
	Hol	Hor	Par	Hil		Aub	Hor	Par	Hil		Aub	Hol	Hor	Par	Hil		
○ small bar	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	LEPs are generally consistent, no changes proposed, with the exception of veterinary hospitals. It is proposed to prohibit this use in the R2 zone as it is not considered appropriate in residential zones due to potential amenity impacts, consistent with the majority of LEPs.
- garden centres	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
- hardware & building supplies	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
- kiosks	X	X	X	X	X	X	X	X	X	X	X	C	X	X	X	X	
- landscaping material supplies	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
- markets	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
- plant nurseries	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
- roadside stalls	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
- rural supplies	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
- shops	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
○ neighbourhood shops	X	X	C	X	C	C	C	C	C	C	C	C	C	C	C	C	
○ neighbourhood supermarket	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
- timber yards	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
- vehicle sales or hire premises	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
amusement centres	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Refer to comments on previous page.
entertainment facilities	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
function centres	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
highway service centres	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
industrial retail outlets	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
registered clubs	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
restricted premises	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
service stations	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
sex services premises	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	LEPs are consistent, no changes proposed.
veterinary hospitals	X	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
wholesale supplies	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
rural industries	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
agricultural produce industries	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	All industrial uses will be prohibited in residential zones, except home industries in the R2 zone, consistent with the current Holroyd and Parramatta LEPs.
livestock processing industries	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
sawmill or log processing industries	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
stock & sale yard	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
industries	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
heavy industries	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
- hazardous industry	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
- offensive industry	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
light industries	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
- high technology industries	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
- home industries	C	X	C	X	C	X	X	X	X	X	X	C	X	X	X	X	
- artisan food and drink industry	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	

Land use	R2 Low Density Residential					R3 Medium Density Residential					R4 High Density Residential						Comments
	Current LEP Provision				Proposed	Current LEP Provision				Proposed	Current LEP Provision					Proposed	
	Hol	Hor	Par	Hil		Aub	Hor	Par	Hil		Aub	Hol	Hor	Par	Hil		
general industries	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
boat buildings and repair facilities	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
vehicle body repair workshops	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
vehicle repair stations	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
heavy industrial storage establishments	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
hazardous storage establishments	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
liquid fuel depots	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
offensive storage establishments	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
storage premises	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
self-storage units	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
depots	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
warehouse or distribution centres	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
- local distribution centre	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
sewerage systems	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	It is proposed to permit water recycling facilities in R2-R4 zones, as they will assist with achieving Council's sustainability objectives, as outlined in our <i>Community Strategic Plan 2018-2038</i> and <i>Environmental Sustainability Strategy 2017</i> . For other land uses, LEPs are consistent and no changes are proposed.  Note: sewage reticulation systems are permitted in residential zones under the <i>Infrastructure SEPP</i> .
biosolids treatment facilities	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
sewage reticulation systems	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
sewage treatment plants	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
water recycling facilities	x	x	c	x	c	x	x	c	x	c	x	x	x	c	x	c	
waste or resource management facilities	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
resource recovery facilities	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
waste disposal facilities	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
waste or resource transfer stations	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
water supply systems	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	Proposals consistent with the majority of LEPs.  Note: Water reticulation systems are permissible under the <i>Infrastructure SEPP</i> .
water reticulation systems	x	c	x	x	x	x	c	x	x	x	x	c	x	x	x	x	
water storage facilities	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
water treatment facilities	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
air transport facilities	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
airport	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
heliport	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
airstrip	x	x	x	x	x	c	x	x	x	x	c	x	x	x	x	x	These uses are not considered appropriate in residential zones, consistent with majority of LEPs.
helipad	x	x	x	x	x	c	x	x	x	x	c	x	x	x	x	x	
car parks	x	x	x	x	x	x	x	x	c	x	x	x	x	x	c	x	
electricity generating works	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	

Land use	R2 Low Density Residential					R3 Medium Density Residential					R4 High Density Residential					Comments	
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	Hol	Hor	Par	Hil		Aub	Hor	Par	Hil		Aub	Hol	Hor	Par	Hil		
freight transport facilities	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	Car parks and truck depots are not considered appropriate in residential zones, consistent with the majority of LEPs.	
passenger transport facilities	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
port facilities	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
roads	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c		
transport depots	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	For other land uses, LEPs are consistent and no changes are proposed.	
truck depots	x	x	x	x	x	c	x	x	x	x	c	x	x	x	x		
wharf or boating facilities	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
educational establishments	x	c	c	c	c	c	x	c	c	c	c	x	x	c	c	Consistent with majority of LEPs. Note. Educational establishments are also permitted under the provisions of the <i>Educational Establishment and Child Care SEPP</i> .	
schools	x	c	c	c	c	c	x	c	c	c	c	x	x	c	c		
health services facilities	x	x	x	x	x	c	x	x	c	x	c	x	x	x	c	As per majority of LEPs. Note: Health services facilities will continue to be permissible in residential zones under the provisions of the <i>Infrastructure SEPP</i> .	
hospitals	x	x	c	x	x	c	x	x	c	x	c	x	x	x	c		
medical centres	x	x	x	x	x	c	x	x	c	x	c	x	x	x	c		
health consulting rooms	c	x	c	c	x	c	x	x	c	x	c	x	x	x	c		
early education and care facility	x	x	x	c	x	c	x	x	c	x	c	x	x	x	c	It is proposed to permit each type of early education and care facility in residential zones. Note: Centre based child care facilities is a mandatory permitted use in R2 zones under the <i>Educational Establishment and Child Care SEPP</i> .	
centre based child care facility	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c		
school based child care	x	x	x	c	c	c	x	x	c	c	c	x	x	x	c		
home based child care	x	c	c	c	c	c	c	c	c	c	c	x	c	c	c		
community facilities	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	It is proposed to permit emergency services facilities and public administration buildings in residential zones.	
correctional centres	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
emergency services facilities	x	c	c	c	c	c	c	c	c	c	c	x	c	c	c	Information and education facilities (e.g. a museum) are not considered appropriate in R2 zones, but will be permitted in R3 and R4 zones.	
industrial training facilities	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
information and education facilities	x	c	x	x	x	x	x	c	x	c	x	x	x	c	x		
places of public worship	c	c	x	c	x	c	c	c	c	c	c	c	c	c	c		
public administration building	x	c	c	x	c	c	x	c	x	c	c	x	x	c	x	It is proposed to prohibit places of public worship in R2 zones due to concerns with amenity impacts on low density residential neighbourhoods.	
research stations	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
respite day care centres	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c		
signage	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.	
advertising structure	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
building identification sign	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c		
business identification sign	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c		
boat launching ramps	x	x	x	x	x	c	x	x	x	x	c	x	x	x	x	Boat launching ramps, environmental facilities and jetties are proposed to be prohibited in residential zones, consistent with the majority of LEPs. These uses are not considered suitable in residential zones.	
boat sheds	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
charter & tourism boating facilities	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
environmental facilities	x	x	c	x	x	x	x	c	x	x	x	x	x	c	x		

Land use	R2 Low Density Residential					R3 Medium Density Residential					R4 High Density Residential						Comments
	Current LEP Provision				Proposed	Current LEP Provision				Proposed	Current LEP Provision					Proposed	
	Hol	Hor	Par	Hil		Aub	Hor	Par	Hil		Aub	Hol	Hor	Par	Hil		
jetties	x	x	x	x	x	c	x	x	x	x	c	x	x	x	x	x	Indoor recreation facilities are not considered appropriate in R2 zones due to concerns with impacts on residential amenity, but will be permitted in R3 and R4 zones. Refer to section 3.2.1 of the Planning Proposal.
marinas	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
mooring	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
mooring pens	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
recreation areas	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	
recreation facilities (indoor)	x	x	c	x	x	c	c	c	x	c	c	x	c	c	x	c	
recreation facilities (major)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
recreation facilities (outdoor)	x	c	c	x	c	c	c	c	x	c	c	x	c	c	x	c	
water recreation structures	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	Proposals are consistent with the majority of LEPs.  Note: Flood mitigation works are permitted in residential zones if carried out by or on behalf of a public authority under the provisions of the <i>Infrastructure SEPP</i> .
cemetery	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
crematorium	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
environmental protection works	c	o	c	c	c	c	o	c	c	c	c	c	o	c	c	c	
exhibition homes	c	c	c	c	c	c	x	c	c	c	x	c	x	c	c	c	
exhibition villages	c	x	c	c	c	x	x	x	c	x	x	x	x	x	x	x	
extractive industries	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
flood mitigation works	x	c	c	c	c	x	c	c	c	c	c	x	c	c	c	c	
mortuaries	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
open cut mining	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	



Land use	B1 Neighbourhood Centre					B2 Local Centre					Comments
	Current LEP Provision				Proposed	Current LEP Provision				Proposed	
	Aub	Hor	Par	Hil		Aub	Hor	Par	Hil		
agriculture	x	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
aquaculture	x	x	x	x	x	x	x	x	x	x	
- oyster aquaculture	c	c	c	c	c	c	c	c	c	c	
- pond based aquaculture	x	x	x	x	x	x	x	x	x	x	
- tank-based aquaculture	c	c	c	c	c	c	c	c	c	c	
extensive agriculture	x	x	x	x	x	x	x	x	x	x	
- bee keeping	x	x	x	x	x	x	x	x	x	x	
- dairy (pasture-based)	x	x	x	x	x	x	x	x	x	x	
intensive livestock agriculture	x	x	x	x	x	x	x	x	x	x	
- feedlots	x	x	x	x	x	x	x	x	x	x	
- dairies (restricted)	x	x	x	x	x	x	x	x	x	x	
intensive plant agriculture	x	x	x	x	x	x	x	x	x	x	
- horticulture	x	x	x	x	x	x	x	x	x	x	
- turf farming	x	x	x	x	x	x	x	x	x	x	
- viticulture	x	x	x	x	x	x	x	x	x	x	
animal boarding or training establishments	x	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
farm buildings	x	x	x	x	x	x	x	x	x	x	
forestry	x	x	x	x	x	x	x	x	x	x	
residential accommodation	x	x	x	x	x	x	x	x	x	x	It is proposed to allow shop top housing and residential flat buildings (provided non-residential uses are provided at ground floor) in B1 and B2 zones. Refer to section 2.1 of the Planning Proposal.  Other types of residential accommodation are not considered appropriate in these areas as they do not provide the opportunity for ground floor commercial uses to be provided within centres.
attached dwellings	x	c	x	c	x	x	x	x	c	x	
boarding houses	c	c	c	c	c	c	c	c	c	c	
dual occupancies	x	x	x	x	x	x	x	x	x	x	
- dual occupancies (attached)	x	x	x	x	x	x	x	x	x	x	
- dual occupancies (detached)	x	x	x	x	x	x	x	x	x	x	
dwelling houses	x	x	x	x	x	x	x	x	x	x	
group homes	c	c	x	x	x	c	c	x	x	x	
- group homes (permanent)	c	c	x	x	x	c	c	x	x	x	
- group homes (transitional)	c	c	x	x	x	c	c	x	x	x	
hostels	x	x	c	x	x	x	c	c	x	x	
multi dwelling housing	x	c	x	x	x	x	x	x	c	x	
residential flat buildings	c	c	x	x	c	c	x	x	c	c	
rural worker’s dwellings	x	x	x	x	x	x	x	x	x	x	
secondary dwellings	x	x	x	x	x	x	x	x	x	x	
semi-detached dwellings	x	x	x	x	x	x	x	x	x	x	
seniors housing	x	x	x	x	x	x	x	x	x	x	Note: Seniors housing and residential care facilities are permitted under the provisions of the Seniors Housing SEPP.
- residential care facilities	x	x	x	x	x	x	x	x	x	c	
shop top housing	c	c	c	c	c	c	c	c	c	c	
home businesses	c	x	c	o	c	c	x	c	o	c	Only home businesses and home occupations are considered appropriate in B1 and B2 zones. It is proposed to make these permitted with development consent.
home occupations	c	c	o	o	c	c	c	o	o	c	



Land use	B1 Neighbourhood Centre					B2 Local Centre					Comments
	Current LEP Provision				Proposed	Current LEP Provision				Proposed	
	Aub	Hor	Par	Hil		Aub	Hor	Par	Hil		
home occupation (sex services)	x	x	x	x	x	x	x	x	x	x	Tourist and visitor accommodation is not considered appropriate in B1 zones, with the exception of bed & breakfast accommodation. However, all types of tourist and visitor accommodation will be permitted in B2 zones, consistent with all LEPs.
<b>tourist and visitor accommodation</b>	c	x	x	x	x	c	c	c	c	c	
backpackers' accommodation	c	x	x	x	x	c	c	c	c	c	
bed & breakfast accommodation	c	x	c	x	c	c	c	c	c	c	
farm stay accommodation	x	x	x	x	x	c	c	c	c	c	
hotel or motel accommodation	c	x	x	x	x	c	c	c	c	c	
serviced apartments	c	x	x	x	x	c	c	c	c	c	
camping grounds	x	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
caravan parks	x	x	x	x	x	x	x	x	x	x	
eco-tourist facilities	x	x	x	x	x	x	x	x	x	x	
<b>commercial premises</b>	c	c	c	x	x	c	c	c	c	c	All types of commercial premises will be permitted in B2 zones, consistent with the current approach across all LEPs. No changes are proposed.
<b>business premises</b>	c	c	c	c	c	c	c	c	c	c	
- funeral homes	c	c	c	c	c	c	c	c	c	c	
<b>office premises</b>	c	x	c	x	c	c	c	c	c	c	However, only certain commercial uses are considered appropriate in B1 zones as these are often located in/adjoining to low density residential areas. For example, pubs are not considered appropriate in B1 zones as these can vary in size creating the potential for amenity impacts on low density neighbourhoods, but small bars will be permitted (size is limited under the <i>Liquor Act 2007</i> ).
<b>retail premises</b>	c	c	c	x	x	c	c	c	c	c	
- specialised retail premises (bulky goods premises)	x	x	x	x	x	c	c	c	c	c	
- cellar door premises	x	c	c	c	c	c	c	c	c	c	
- food & drink premises	c	c	c	x	x	c	c	c	c	c	
o pubs	c	x	x	x	x	c	c	c	c	c	
o restaurants or cafes	c	c	c	c	c	c	c	c	c	c	
o take-away food & drink premises	c	c	c	c	c	c	c	c	c	c	
o small bar	c	c	c	x	c	c	c	c	c	c	
- garden centres	c	x	x	x	c	c	c	c	c	c	
- hardware & building supplies	c	x	x	x	c	c	c	c	c	c	
- kiosks	c	c	c	c	c	c	c	c	c	c	
- landscaping material supplies	c	x	x	x	x	c	c	c	c	c	
- markets	c	c	c	c	c	c	c	c	c	c	
- plant nurseries	c	c	x	x	c	c	c	c	c	c	
- roadside stalls	x	c	c	c	c	c	c	c	c	c	
- rural supplies	x	x	x	x	x	c	c	c	c	c	
- shops	c	c	c	c	c	c	c	c	c	c	
o neighbourhood shops	c	c	c	c	c	c	c	c	c	c	
o neighbourhood supermarket	c	c	c	c	c	c	c	c	c	c	
- timber yards	c	x	x	x	x	c	c	c	c	c	
- vehicle sale or hire premises	x	x	x	x	x	c	c	c	c	c	
amusement centres	c	x	x	c	x	c	c	x	c	c	
entertainment facilities	x	x	x	x	x	c	c	c	c	c	
function centres	x	x	x	x	x	c	c	c	c	c	

Land use	B1 Neighbourhood Centre					B2 Local Centre					Comments	
	Current LEP Provision				Proposed	Current LEP Provision				Proposed		
	Aub	Hor	Par	Hil		Aub	Hor	Par	Hil			
highway service centres	x	x	x	x	x	x	x	x	x	x	Amusement centres and registered clubs are not considered appropriate in the B1 zone due to potential amenity impacts with surrounding residential neighbourhoods. However, these uses may be suitable in B2 zones.	
industrial retail outlets	x	x	x	x	x	x	x	x	x	x		
registered clubs	c	x	x	x	x	c	c	c	c	c		
restricted premises	x	x	x	x	x	c	c	c	c	c		
service stations	x	c	c	c	c	c	c	c	c	c		Other proposals are consistent with the majority of LEPs.
sex services premises	x	x	x	x	x	x	x	x	x	x		
veterinary hospitals	c	c	c	c	c	c	c	c	c	c		
wholesale supplies	x	x	x	x	x	x	x	x	x	x		
rural industries	x	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.	
agricultural produce industries	x	x	x	x	x	x	x	x	x	x		
livestock processing industries	x	x	x	x	x	x	x	x	x	x		
sawmill or log processing industries	x	x	x	x	x	x	x	x	x	x		
stock & sale yard	x	x	x	x	x	x	x	x	x	x		
industries	x	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.	
heavy industries	x	x	x	x	x	x	x	x	x	x		
- hazardous industry	x	x	x	x	x	x	x	x	x	x		
- offensive industry	x	x	x	x	x	x	x	x	x	x		
light industries	x	x	x	x	x	x	x	x	x	x		
- high technology industries	x	x	x	x	x	x	x	x	x	x		
- home industries	x	x	x	x	x	x	x	x	x	x		
- artisan food and drink industry	x	x	x	x	x	x	x	x	x	x		
general industries	x	x	x	x	x	x	x	x	x	x		
boat buildings and repair facilities	x	x	x	x	x	x	x	x	x	x		These land uses are not considered appropriate in B1 and B2 zones, consistent with the majority of LEPs. Note: site-specific provisions apply to B1 zoned land at Wentworth Point, permitting boat building and repair facilities in this area.
vehicle body repair workshops	x	x	x	x	x	c	x	x	x	x		
vehicle repair stations	c	x	x	c	x	c	x	x	c	x		
heavy industrial storage establishments	x	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.	
hazardous storage establishments	x	x	x	x	x	x	x	x	x	x		
liquid fuel depots	x	x	x	x	x	x	x	x	x	x		
offensive storage establishments	x	x	x	x	x	x	x	x	x	x		
storage premises	x	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.	
self-storage units	c	x	x	x	x	c	x	x	x	x		
depots	x	x	x	x	x	x	x	x	x	x	These land uses are not considered appropriate in B1 and B2 zones, consistent with the majority of LEPs.	
warehouse or distribution centres	c	x	x	x	x	c	x	x	x	x		
- local distribution centre	c	x	x	x	x	c	x	x	x	x		
sewerage systems	x	c	x	x	x	x	c	x	x	x	It is proposed to permit water recycling facilities in all zones, as they will assist with achieving Council's sustainability objectives as outlined in Council's <i>Community Strategy Plan 2018-2038</i> and <i>Environmental Sustainability Strategy</i>	
biosolids treatment facilities	x	x	x	x	x	x	x	x	x	x		
sewage reticulation systems	x	x	x	x	x	x	x	x	x	x		

Land use	B1 Neighbourhood Centre					B2 Local Centre					Comments
	Current LEP Provision				Proposed	Current LEP Provision				Proposed	
	Aub	Hor	Par	Hil		Aub	Hor	Par	Hil		
sewage treatment plants	x	x	x	x	x	x	x	x	x	x	2017. Note: sewage reticulation systems are permissible in B1 and B2 zones for any person under the provisions of the <i>Infrastructure SEPP</i> .
water recycling facilities	x	c	c	x	c	x	c	c	x	c	
<b>waste or resource management facilities</b>	x	c	x	c	x	x	c	x	x	x	Waste or resource management facilities are not considered appropriate in B1 and B2 zones.
resource recovery facilities	x	x	x	x	x	x	x	x	x	x	
waste disposal facilities	x	x	x	x	x	x	x	x	x	x	
waste or resource transfer stations	x	c	x	c	x	x	c	c	x	x	
<b>water supply systems</b>	x	x	x	x	x	x	x	x	x	x	Consistent with majority of LEPs. Note: water reticulation systems are permissible in B1 and B2 zones for any person under the provisions of the <i>Infrastructure SEPP</i> .
water reticulation systems	x	c	x	x	x	x	c	x	x	x	
water storage facilities	x	x	x	x	x	x	x	x	x	x	
water treatment facilities	x	x	x	x	x	x	x	x	x	x	
<b>air transport facilities</b>	x	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
airport	x	x	x	x	x	x	x	x	x	x	
heliport	x	x	x	x	x	x	x	x	x	x	
airstrip	c	x	x	x	x	c	x	x	x	x	These land uses are not considered appropriate in B1 and B2 zones.
helipad	c	x	x	x	x	c	x	x	x	x	
car parks	c	c	c	x	c	c	c	c	c	c	Proposals are consistent with the majority of LEPs. Note: wharf or boating facilities are permissible in B1 and B2 zones if carried out by or on behalf of a public authority under the provisions of the <i>Infrastructure SEPP</i> .
electricity generating works	x	x	x	x	x	x	x	x	x	x	
freight transport facilities	x	x	x	x	x	x	x	x	x	x	
passenger transport facilities	x	x	x	x	x	c	c	c	c	c	
port facilities	x	c	x	x	x	x	c	x	x	x	
roads	c	c	c	c	c	c	c	c	c	c	
transport depots	x	x	x	x	x	x	c	x	x	x	
truck depots	c	x	x	x	x	c	x	x	x	x	
wharf or boating facilities	x	x	x	x	x	x	x	x	x	x	
<b>educational establishments</b>	c	c	c	c	c	c	c	c	c	c	LEPs are consistent, no changes proposed. Educational establishments are also permissible under the <i>Educational Establishments and Child Care SEPP</i> .
schools	c	c	c	c	c	c	c	c	c	c	
<b>health services facilities</b>	x	x	x	x	x	c	c	c	c	c	Proposals are consistent with the majority of LEPs. Note. Health consulting rooms are permitted in B1 and B2 zones under the provisions of the <i>Infrastructure SEPP</i> .
hospitals	x	x	x	x	x	c	c	c	c	c	
medical centres	c	c	c	c	c	c	c	c	c	c	
health consulting rooms	x	c	c	c	c	c	c	c	c	c	
<b>early education and care facility</b>	c	c	c	c	c	c	c	c	c	c	LEPs are consistent, no changes proposed. Early education and care facilities are also permissible under the <i>Educational Establishments and Child Care SEPP</i> .
centre based child care facility	c	c	c	c	c	c	c	c	c	c	
school based child care	c	c	c	c	c	c	c	c	c	c	
home based child care	c	c	c	c	c	c	c	c	c	c	
community facilities	c	c	c	c	c	c	c	c	c	c	LEPs are consistent, no changes proposed.
correctional centres	x	x	x	x	x	x	x	x	x	x	
emergency services facilities	c	c	c	c	c	c	c	c	c	c	
industrial training facilities	x	x	x	x	x	x	x	x	x	x	

Land use	B1 Neighbourhood Centre					B2 Local Centre					Comments
	Current LEP Provision				Proposed	Current LEP Provision				Proposed	
	Aub	Hor	Par	Hil		Aub	Hor	Par	Hil		
information and education facilities	C	C	C	C	C	C	C	C	C	C	
places of public worship	C	C	C	C	C	C	C	C	C	C	
public administration building	C	C	C	C	C	C	C	C	C	C	
research stations	X	X	X	X	X	X	X	X	X	X	
respite day care centres	C	C	C	C	C	C	C	C	C	C	
signage	C	X	X	X	X	C	C	X	X	X	Only building and business identification signs that relate to the specific uses on a site are considered appropriate in business zones.
advertising structure	C	X	X	X	X	C	C	X	X	X	
building identification sign	C	C	C	C	C	C	C	C	C	C	
business identification sign	C	C	C	C	C	C	C	C	C	C	
boat launching ramps	C	X	X	X	X	C	X	X	X	X	Boat launching ramps, environmental facilities, jetties and major recreation facilities are not considered appropriate in the B1 or B2 zones, consistent with the majority of LEPs.  Note: site-specific provisions apply to B1 zoned land at Wentworth Point, permitting boat building and repair facilities, boat launching ramps, boat sheds and marinas in the precinct. These provisions will be retained in the consolidated LEP.  It is proposed to permit outdoor recreation facilities in the B1 and B2 zones, consistent with the majority of LEPs.
boat sheds	X	X	X	X	X	X	X	X	X	X	
charter & tourism boating facilities	X	X	X	X	X	X	X	X	X	X	
environmental facilities	X	X	C	X	X	X	X	C	X	X	
jetties	C	X	X	X	X	C	X	X	X	X	
marinas	X	X	X	X	X	X	X	X	X	X	
mooring	X	X	X	X	X	X	X	X	X	X	
mooring pens	X	X	X	X	X	X	X	X	X	X	
recreation areas	C	C	C	C	C	C	C	C	C	C	
recreation facilities (indoor)	C	C	C	C	C	C	C	C	C	C	
recreation facilities (major)	X	X	X	X	X	X	C	X	X	X	
recreation facilities (outdoor)	C	C	C	X	C	C	C	C	C	C	
water recreation structures	X	X	X	X	X	X	X	X	X	X	
cemetery	X	X	X	X	X	X	X	X	X	X	Proposals are consistent with the majority of LEPs.
crematorium	X	X	X	X	X	X	X	X	X	X	
environmental protection works	C	O	C	C	C	C	O	C	C	C	
exhibition homes	X	X	X	X	X	X	X	X	X	X	
exhibition villages	X	X	X	X	X	X	X	X	X	X	
extractive industries	X	X	X	X	X	X	X	X	X	X	
flood mitigation works	C	C	C	C	C	C	C	C	C	C	
mortuaries	C	X	X	X	X	C	X	X	X	X	
open cut mining	X	X	X	X	X	X	X	X	X	X	

Land use	B3 Commercial Core	B4 Mixed Use	Comments
	Current PLEP Provision	Current PLEP Provision	
<b>agriculture</b>	x	x	No changes proposed.
<b>aquaculture</b>	x	x	
- oyster aquaculture	c	c	
- pond based aquaculture	x	x	
- tank-based aquaculture	c	c	
<b>extensive agriculture</b>	x	x	
- bee keeping	x	x	
- dairy (pasture-based)	x	x	
<b>intensive livestock agriculture</b>	x	x	
- feedlots	x	x	
- dairies (restricted)	x	x	
<b>intensive plant agriculture</b>	x	x	
- horticulture	x	x	
- turf farming	x	x	
- viticulture	x	x	
animal boarding or training establishments	x	x	No changes proposed.
farm buildings	x	x	
forestry	x	x	
<b>residential accommodation</b>	x	c	No changes proposed.
attached dwellings	x	c	
boarding houses	x	c	
dual occupancies	x	x	
- dual occupancies (attached)	x	x	
- dual occupancies (detached)	x	x	
dwelling houses	x	x	
group homes	x	c	
- group homes (permanent)	x	c	
- group homes (transitional)	x	c	
hostels	x	c	
multi dwelling housing	x	c	
residential flat buildings	x	c	
rural worker's dwellings	x	x	
secondary dwellings	x	x	
semi-detached dwellings	x	x	
seniors housing	x	c	
- residential care facilities	x	c	
shop top housing	x	c	
home businesses	x	c	No changes proposed.
home occupations	x	o	
home occupations (sex services)	x	x	

Land use	B3 Commercial Core	B4 Mixed Use	Comments
	Current PLEP Provision	Current PLEP Provision	
<b>tourist and visitor accommodation</b>	c	c	No changes proposed.
backpackers' accommodation	c	c	
bed & breakfast accommodation	c	c	
farm stay accommodation	c	c	
hotel or motel accommodation	c	c	
serviced apartments	c	c	
camping grounds	x	x	No changes proposed.
caravan parks	x	x	
eco-tourist facilities	x	x	
<b>commercial premises</b>	c	c	No changes proposed.
<b>business premises</b>	c	c	
- funeral homes	c	c	
<b>office premises</b>	c	c	
<b>retail premises</b>	c	c	
- specialised retail premises (bulky goods premises)	c	c	
- cellar door premises	c	c	
- food & drink premises	c	c	
o pubs	c	c	
o restaurants or cafes	c	c	
o take-away food & drink premises	c	c	
o small bar	c	c	
- garden centres	c	c	
- hardware and building supplies	c	c	
- kiosks	c	c	
- landscaping material supplies	c	c	
- markets	c	c	
- plant nurseries	c	c	
- roadside stalls	c	c	
- rural supplies	c	c	
- shops	c	c	
o neighbourhood shops	c	c	
o neighbourhood supermarket	c	c	
o timber yards	c	c	
- vehicle sales or hire premises	c	c	
amusement centres	x	x	No changes proposed.
entertainment facilities	c	c	
function centres	c	c	
highway service centres	x	x	
industrial retail outlets	x	x	

Land use	B3 Commercial Core	B4 Mixed Use	Comments
	Current PLEP Provision	Current PLEP Provision	
registered clubs	C	C	
restricted premises	C	C	
service stations	X	C	
sex services premises	X	X	
veterinary hospitals	X	C	
wholesale supplies	X	X	
<b>rural industries</b>	X	X	No changes proposed.
agricultural produce industries	X	X	
livestock processing industries	X	X	
sawmill or log processing industries	X	X	
stock & sale yard	X	X	
<b>industries</b>	X	X	No changes proposed.
<b>heavy industries</b>	X	X	
- hazardous industry	X	X	
- offensive industry	X	X	
<b>light industries</b>	X	C	
- high technology industries	X	C	
- home industries	X	X	
- artisan food and drink industry	X	C	
<b>general industries</b>	X	X	
boat buildings and repair facilities	X	X	No changes proposed.
vehicle body repair workshops	X	X	
vehicle repair stations	X	C	
<b>heavy industrial storage establishments</b>	X	X	No changes proposed.
hazardous storage establishments	X	X	
liquid fuel depots	X	X	
offensive storage establishments	X	X	
<b>storage premises</b>	X	X	No changes proposed.
self-storage units	X	X	
depots	X	X	No changes proposed.
warehouse or distribution centres	X	X	
- local distribution centre	X	X	
<b>sewerage systems</b>	X	X	No changes proposed.
biosolids treatment facilities	X	X	
sewage reticulation systems	X	X	
sewage treatment plants	X	X	
water recycling facilities	X	C	Note: sewage reticulation systems are permitted in B3 and B4 zones under the provisions of the <i>Infrastructure SEPP</i> .
<b>waste or resource management facilities</b>	X	X	
resource recovery facilities	X	X	



Land use	B3 Commercial Core	B4 Mixed Use	Comments
	Current PLEP Provision	Current PLEP Provision	
waste disposal facilities	x	x	
waste or resource transfer stations	x	x	
<b>water supply systems</b>	x	x	No changes proposed. Note: water reticulation systems are permitted in B3 and B4 zones under the provisions of the <i>Infrastructure SEPP</i> .
water reticulation systems	x	x	
water storage facilities	x	x	
water treatment facilities	x	x	
<b>air transport facilities</b>	x	x	No changes proposed.
airport	x	x	
heliport	x	x	
airstrip	x	x	No changes proposed.
helipad	x	x	
car parks	c	c	No changes proposed. Note: port facilities are permitted in B4 zones if carried out by or on behalf of a public authority under the provisions of the <i>Infrastructure SEPP</i> .
electricity generating works	x	x	
freight transport facilities	x	x	
passenger transport facilities	c	c	
port facilities	x	x	
roads	c	c	
transport depots	x	x	
truck depots	x	x	
wharf or boating facilities	x	x	No changes proposed. Note: wharf or boating facilities are permitted in B4 zones if carried out by or on behalf of a public authority under the provisions of the <i>Infrastructure SEPP</i> .
<b>educational establishments</b>	c	c	No changes proposed.
schools	c	c	
<b>health services facilities</b>	x	c	No changes proposed. Note: health services facilities (including health consulting rooms) are permissible in B3 and B4 zones under the provisions of the <i>Infrastructure SEPP</i> .
hospitals	c	c	
medical centres	c	c	
health consulting rooms	x	c	
<b>early education and care facility</b>	x	c	No changes proposed.
centre based child care facility	c	c	
school based child care	x	c	
home based child care	x	c	
community facilities	c	c	No changes proposed.
correctional centres	x	c	
emergency services facilities	x	c	
industrial training facilities	x	x	No changes proposed.
information and education facilities	c	c	
places of public worship	c	c	
public administration building	c	c	
research stations	x	x	

Land use	B3 Commercial Core	B4 Mixed Use	Comments
	Current PLEP Provision	Current PLEP Provision	
respite day care centres	C	C	No changes proposed.
<b>signage</b>	X	X	
advertising structure	X	X	
building identification sign	C	C	
business identification sign	C	C	No changes proposed.
boat launching ramps	X	X	
boat sheds	X	X	
charter & tourism boating facilities	X	X	
environmental facilities	X	C	
jetties	X	X	
marinas	X	X	
moorings	X	X	
mooring pens	X	X	
recreation areas	X	C	
recreation facilities (indoor)	C	C	No changes proposed.
recreation facilities (major)	X	X	
recreation facilities (outdoor)	X	C	
water recreation structures	X	X	
cemetery	X	X	No changes proposed.
crematorium	X	X	
environmental protection works	X	C	
exhibition homes	X	X	
exhibition villages	X	X	
extractive industries	X	X	
flood mitigation works	X	C	
mortuaries	X	X	
open cut mining	X	X	

Land use	B5 Business Development				B6 Enterprise Corridor					Comments
	Current LEP Provision			Proposed	Current LEP Provision				Proposed	
	Hol	Hor	Par		Aub	Hol	Par	Hil		
agriculture	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
aquaculture	x	x	x	x	x	x	x	x	x	
- oyster aquaculture	c	c	c	c	c	c	c	c	c	
- pond based aquaculture	x	x	x	x	x	x	x	x	x	
- tank-based aquaculture	c	c	c	c	c	c	c	c	c	
extensive agriculture	x	x	x	x	x	x	x	x	x	
- bee keeping	x	x	x	x	x	x	x	x	x	
- dairy (pasture-based)	x	x	x	x	x	x	x	x	x	
intensive livestock agriculture	x	x	x	x	x	x	x	x	x	
- feedlots	x	x	x	x	x	x	x	x	x	
- dairies (restricted)	x	x	x	x	x	x	x	x	x	
intensive plant agriculture	x	x	x	x	x	x	x	x	x	
- horticulture	x	x	x	x	x	x	x	x	x	
- turf farming	x	x	x	x	x	x	x	x	x	
- viticulture	x	x	x	x	x	x	x	x	x	
animal boarding or training establishments	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
farm buildings	x	x	x	x	x	x	x	x	x	
forestry	x	x	x	x	x	x	x	x	x	
residential accommodation	x	x	x	x	x	x	x	x	x	Generally, residential accommodation is not considered appropriate in B5 and B6 zones, as the focus of these zones is on business and office uses. This is consistent with the majority of LEPs.  Note: seniors housing is permitted in B5 and B6 zones under the Seniors Housing SEPP.
attached dwellings	x	x	x	x	x	x	x	x	x	
boarding houses	x	x	x	x	x	c	x	x	x	
dual occupancies	x	x	x	x	x	x	x	x	x	
- dual occupancies (attached)	x	x	x	x	x	x	x	x	x	
- dual occupancies (detached)	x	x	x	x	x	x	x	x	x	
dwelling houses	x	x	x	x	x	x	x	x	x	
group homes	x	c	x	x	x	c	x	x	x	
- group homes (permanent)	x	x	x	x	x	x	x	x	x	
- group homes (transitional)	x	x	x	x	x	x	x	x	x	
hostels	x	x	x	x	x	c	x	x	x	
multi dwelling housing	x	x	x	x	x	c	x	x	x	
residential flat buildings	x	x	x	x	x	c	x	x	x	
rural worker's dwellings	x	x	x	x	x	x	x	x	x	
secondary dwellings	x	x	x	x	x	x	x	x	x	
semi-detached dwellings	x	x	x	x	x	x	x	x	x	Proposals relating to shop top housing are consistent with the majority of LEPs.
seniors housing	x	x	x	x	x	x	x	x	x	
- residential care facilities	x	x	x	x	x	x	x	x	x	
shop top housing	x	c	x	x	x	c	x	x	x	
home businesses	x	x	x	x	c	c	x	x	x	
home occupations	x	c	x	x	c	c	x	x	x	

Land use	B5 Business Development				B6 Enterprise Corridor				Comments	
	Current LEP Provision			Proposed	Current LEP Provision					Proposed
	Hol	Hor	Par		Aub	Hol	Par	Hil		
home occupation (sex services)	x	x	x	x	x	x	x	x	x	With the exception of farm stay accommodation, all types of tourist and visitor accommodation will be permitted in B5 and B6 zones as these tend to be located close to centres and transport corridors.
<b>tourist and visitor accommodation</b>	x	x	c	c	x	c	c	x	c	
backpackers' accommodation	x	x	c	c	x	c	c	x	c	
bed & breakfast accommodation	x	x	c	c	x	c	c	x	c	
farm stay accommodation	x	x	c	c	x	c	c	x	c	
hotel or motel accommodation	x	c	c	c	c	c	c	c	c	
serviced apartments	x	x	c	c	x	c	c	c	c	LEPs are consistent, no changes proposed.
camping grounds	x	x	x	x	x	x	x	x	x	
caravan parks	x	x	x	x	x	x	x	x	x	
eco-tourist facilities	x	x	x	x	x	x	x	x	x	
<b>commercial premises</b>	x	c	c	c	c	x	c	x	c	Commercial premises, with the exception of certain retail premises are generally considered appropriate in B5 and B6 zones as they provide a range of employment opportunities.
<b>business premises</b>	x	c	c	c	c	c	c	c	c	
- funeral homes	c	c	x	c	c	c	c	c	c	Only retail uses that provide services to workers or opportunities for large format retailing are considered appropriate in B5-B6 zones, consistent with the objectives of these zones.
<b>office premises</b>	x	c	c	c	c	x	c	c	c	
<b>retail premises</b>	x	x	x	x	x	x	x	x	x	Proposals are generally consistent the majority of LEPs.
- specialised retail premises (bulky goods premises)	c	c	c	c	c	c	c	x	c	
- cellar door premises	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
- food & drink premises	c	c	c	c	c	c	c	c	c	
o pubs	c	c	c	c	c	c	c	c	c	
o restaurants or cafes	c	c	c	c	c	c	c	c	c	
o take-away food & drink premises	c	c	c	c	c	c	c	c	c	
o small bar	c	c	c	c	c	c	c	c	c	
- garden centres	c	c	c	c	c	c	c	c	c	
- hardware & building supplies	c	c	c	c	c	c	c	c	c	
- kiosks	x	c	c	c	c	x	c	x	c	
- landscaping material supplies	c	c	c	c	c	c	c	c	c	
- markets	x	x	c	x	c	x	x	x	x	
- plant nurseries	c	c	c	c	c	c	c	c	c	
- roadside stalls	x	x	x	x	x	x	x	x	x	
- rural supplies	x	x	x	x	x	x	x	x	x	
- shops	x	x	x	x	x	x	x	x	x	
o neighbourhood shops	c	c	c	c	c	c	c	c	c	
o neighbourhood supermarket	x	x	x	x	x	x	x	x	x	
- timber yards	c	c	c	c	c	c	c	c	c	
- vehicle sale or hire premises	c	c	c	c	c	c	c	c	c	
amusement centres	c	c	c	c	c	c	x	x	c	
entertainment facilities	x	c	c	c	c	x	x	x	c	
function centres	x	c	c	c	c	c	x	x	c	

Land use	B5 Business Development				B6 Enterprise Corridor					Comments
	Current LEP Provision			Proposed	Current LEP Provision				Proposed	
	Hol	Hor	Par		Aub	Hol	Par	Hil		
highway service centres	x	x	x	x	x	c	x	x	x	Function centres and entertainment facilities are considered appropriate as they facilitate a range of uses, such as cultural events and business conventions, which are compatible with the objectives of the B5 and B6 zones.  The retail component of industrial retail outlets is limited to 5% of the total GFA or 400sqm (whichever is the lesser) and will support employment opportunities (refer proposed clause 5.4 of the LEP).
industrial retail outlets	x	c	x	c	c	x	x	c	c	
registered clubs	x	c	c	c	c	x	c	c	c	
restricted premises	x	c	x	x	x	x	x	x	x	
service stations	c	c	c	c	c	c	c	c	c	
sex services premises	x	x	x	x	x	x	x	x	x	
veterinary hospitals	c	c	c	c	c	x	c	c	c	
wholesale supplies	c	x	c	c	c	c	c	c	c	
rural industries	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
agricultural produce industries	x	x	x	x	x	x	x	x	x	
livestock processing industries	x	x	x	x	x	x	x	x	x	
sawmill or log processing industries	x	x	x	x	x	x	x	x	x	
stock & sale yard	x	x	x	x	x	x	x	x	x	
industries	x	x	x	x	x	x	x	x	x	Only light industries are proposed to be permitted in B5-B6 zones, consistent with the majority of LEPs and the objectives of these zones.
heavy industries	x	x	x	x	x	x	x	x	x	
- hazardous industry	x	x	x	x	x	x	x	x	x	
- offensive industry	x	x	x	x	x	x	x	x	x	
light industries	c	c	x	c	c	c	c	c	c	
- high technology industries	c	c	x	c	c	c	c	c	c	
- home industries	x	c	x	c	c	c	x	c	c	
- artisan food and drink industry	c	c	x	c	c	c	c	c	c	
general industries	x	x	x	x	x	x	x	x	x	
boat buildings and repair facilities	x	x	x	x	x	x	x	x	x	It is proposed to limit vehicle body repair workshops to B6 and industrial zones, given potential amenity impacts.
vehicle body repair workshops	x	x	x	x	c	x	c	c	c	
vehicle repair stations	c	c	c	c	c	c	c	c	c	
heavy industrial storage establishments	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
hazardous storage establishments	x	x	x	x	x	x	x	x	x	
liquid fuel depots	x	x	x	x	x	x	x	x	x	
offensive storage establishments	x	x	x	x	x	x	x	x	x	
storage premises	x	c	x	x	c	x	x	x	x	Proposals consistent with the majority of LEPs.
self-storage units	c	c	c	c	c	x	c	c	c	
depots	c	c	x	x	c	x	x	x	x	Depots are not considered appropriate in B5-B6 zones; this use will be limited to the B7 zone and industrial zones.
warehouse or distribution centres	c	c	c	c	c	c	c	c	c	
- local distribution centre	c	c	c	c	c	c	c	c	c	
sewerage systems	c	c	x	x	x	c	x	x	x	It is proposed to permit water recycling facilities in the B5 and B6 zones, as they will assist with achieving Council’s sustainability objectives as outlined in Council’s <i>Community Strategy Plan 2018-2038</i> and <i>Environmental Sustainability Strategy 2017</i> . Other types of sewerage systems are not considered appropriate
biosolids treatment facilities	c	c	x	x	x	c	x	x	x	
sewage reticulation systems	c	c	x	x	x	c	x	x	x	
sewage treatment plants	c	c	x	x	x	c	x	x	x	

Land use	B5 Business Development				B6 Enterprise Corridor				Comments	
	Current LEP Provision			Proposed	Current LEP Provision					Proposed
	Hol	Hor	Par		Aub	Hol	Par	Hil		
water recycling facilities	x	c	c	c	x	x	c	x	c	B5 and B6 zones. Note: sewage reticulation systems are permitted under the provisions of the <i>Infrastructure SEPP</i> .
waste or resource management facilities	c	c	x	x	x	c	x	c	x	These uses are not considered appropriate in B5 and B6 zones.
resource recovery facilities	x	x	x	x	x	x	x	x	x	Note: waste or resource transfer stations are permissible under the provisions of the <i>Infrastructure SEPP</i> .
waste disposal facilities	x	x	x	x	x	x	x	x	x	
waste or resource transfer stations	c	c	x	x	x	c	x	c	x	
water supply systems	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
water reticulation systems	x	c	x	x	x	x	x	x	x	Note: water reticulation systems are permissible under the provisions of the <i>Infrastructure SEPP</i> .
water storage facilities	x	x	x	x	x	x	x	x	x	
water treatment facilities	x	x	x	x	x	x	x	x	x	
air transport facilities	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
airport	x	x	x	x	x	x	x	x	x	These uses are not considered appropriate in B5 and B6 zones, consistent with the majority of LEPs.
heliport	x	x	x	x	x	x	x	x	x	
airstrip	x	x	x	x	c	x	x	x	x	
helipad	x	x	x	x	c	x	x	x	x	
car parks	c	c	c	c	c	c	c	c	c	Proposals are consistent with majority of LEPs.
electricity generating works	x	x	x	x	x	x	x	x	x	Proposals are consistent with majority of LEPs.
freight transport facilities	x	x	x	x	c	x	x	x	x	
passenger transport facilities	c	c	c	c	c	c	c	c	c	
port facilities	c	c	x	x	x	c	x	x	x	Note: wharf or boating facilities are permissible in B5 and B6 zones if undertaken by a public authority under the provisions of the <i>Infrastructure SEPP</i> .
roads	c	c	c	c	c	c	c	c	c	
transport depots	c	c	x	x	c	c	x	x	x	
truck depots	c	x	x	x	c	x	c	c	c	
wharf or boating facilities	x	x	x	x	x	x	x	x	x	
educational establishments	c	c	c	c	c	c	c	c	c	LEPs are consistent, no changes proposed. Note: educational establishments are also permitted under the <i>Educational Establishments and Child Care SEPP</i> .
schools	c	c	c	c	c	c	c	c	c	
health services facilities	c	c	c	c	c	c	c	c	c	These land uses are consistently permitted across LEPs in B5 and B6 zones and no changes are proposed.
hospitals	c	c	c	c	c	c	c	c	c	Note: health services facilities are also permitted under the provisions of the <i>Infrastructure SEPP</i> .
medical centres	c	c	c	c	c	c	c	c	c	
health consulting rooms	c	c	c	c	c	c	c	c	c	
early education and care facility	c	c	c	c	c	c	c	c	c	Home based child care is not considered appropriate in B5-B6 zones due to restrictions on residential accommodation in these locations.
centre based child care facility	c	c	c	c	c	c	c	c	c	
school based child care	c	c	c	c	c	c	c	c	c	
home based child care	c	c	x	x	c	c	x	x	x	
community facilities	x	c	c	c	c	c	c	c	c	Proposals are generally consistent with the majority of LEPs.
correctional centres	x	x	x	x	x	x	x	x	x	Industrial training facilities are considered with the types of uses permitted in these zones.
emergency services facilities	c	c	c	c	c	c	c	c	c	
industrial training facilities	c	c	x	c	x	c	c	x	c	
information and education facilities	x	c	x	x	c	c	x	c	x	

Land use	B5 Business Development				B6 Enterprise Corridor				Comments	
	Current LEP Provision			Proposed	Current LEP Provision					Proposed
	Hol	Hor	Par		Aub	Hol	Par	Hil		
places of public worship	C	C	C	C	C	C	C	C	C	Information and education facilities are not considered appropriate in B5 and B6 zones as these are more appropriate within commercial centres such as B2, B3 and B4 zones.
public administration building	C	C	C	C	C	C	C	C	C	
research stations	X	X	X	X	X	X	X	X	X	
respite day care centres	C	C	C	C	C	C	C	C	C	
signage	C	C	X	X	X	C	X	X	X	Only building and business identification signs that relate to the specific uses on a site are considered appropriate in business zones.
advertising structure	C	C	X	X	X	C	X	X	X	
building identification sign	C	C	C	C	C	C	C	C	C	
business identification sign	C	C	C	C	C	C	C	C	C	
boat launching ramps	X	X	X	X	C	X	X	X	X	Proposals are consistent with majority of LEPs.
boat sheds	X	X	X	X	X	X	X	X	X	
charter & tourism boating facilities	X	X	X	X	X	X	X	X	X	
environmental facilities	X	X	C	X	X	X	C	X	X	
jetties	X	X	X	X	C	X	X	X	X	Proposals are consistent with majority of LEPs.
marinas	X	X	X	X	X	X	X	X	X	
mooring	X	X	X	X	X	X	X	X	X	
mooring pens	X	X	X	X	X	X	X	X	X	
recreation areas	C	C	C	C	C	C	C	C	C	
recreation facilities (indoor)	C	C	C	C	C	C	C	C	C	
recreation facilities (major)	X	C	C	C	X	X	X	X	X	
recreation facilities (outdoor)	X	C	C	C	C	X	C	C	C	
water recreation structures	X	X	X	X	X	X	X	X	X	
cemetery	X	X	X	X	X	X	X	X	X	Proposals are consistent with the majority of LEPs.
crematorium	X	X	X	X	X	X	X	X	X	
environmental protection works	C	O	C	C	C	C	C	C	C	
exhibition homes	X	X	X	X	X	X	X	X	X	
exhibition villages	X	X	X	X	X	X	X	X	X	
extractive industries	X	X	X	X	X	X	X	C	X	
flood mitigation works	C	C	C	C	C	C	C	C	C	
mortuaries	X	X	X	X	C	X	X	X	X	
open cut mining	X	X	X	X	X	X	X	X	X	



Land use	B7 Business Park	Comments
	Current Provision – Auburn LEP	
<b>agriculture</b>	x	No changes proposed.
<b>aquaculture</b>	x	
- oyster aquaculture	c	
- pond based aquaculture	x	
- tank-based aquaculture	c	
<b>extensive agriculture</b>	x	
- bee keeping	x	
- dairy (pasture-based)	x	
<b>intensive livestock agriculture</b>	x	
- feedlots	x	
- dairies (restricted)	x	
<b>intensive plant agriculture</b>	x	
- horticulture	x	
- turf farming	x	
- viticulture	x	
animal boarding or training establishments	x	No changes proposed.
farm buildings	x	
forestry	x	
<b>residential accommodation</b>	x	No changes proposed. Note: Seniors housing and residential care facilities are permitted in B7 zones under the provisions of Seniors Housing SEPP.
attached dwellings	x	
boarding houses	x	
dual occupancies	x	
- dual occupancies (attached)	x	
- dual occupancies (detached)	x	
dwelling houses	x	
group homes	x	
- group homes (permanent)	x	
- group homes (transitional)	x	
hostels	x	
multi dwelling housing	x	
residential flat buildings	x	
rural worker's dwellings	x	
secondary dwellings	x	
semi-detached dwellings	x	
seniors housing	x	
- residential care facilities	x	
shop top housing	x	
home businesses	c	No changes proposed.
home occupations	c	
home occupations (sex services)	x	
<b>tourist and visitor accommodation</b>	x	No changes proposed.
backpackers' accommodation	x	
bed & breakfast accommodation	x	

Land use	B7 Business Park	Comments
	Current Provision – Auburn LEP	
farm stay accommodation	X	
hotel or motel accommodation	X	
serviced apartments	X	
camping grounds	X	No changes proposed.
caravan parks	X	
eco-tourist facilities	X	
<b>commercial premises</b>	C	No changes proposed.
<b>business premises</b>	X	
- funeral homes	X	
<b>office premises</b>	C	
<b>retail premises</b>	X	
- specialised retail premises (bulky goods premises)	X	
- cellar door premises	X	
- food & drink premises	C	
o pubs	C	
o restaurants or cafes	C	
o take-away food & drink premises	C	
o small bar	C	
- garden centres	C	
- hardware and building supplies	C	
- kiosks	C	
- landscaping material supplies	X	
- markets	C	
- plant nurseries	X	
- roadside stalls	X	
- rural supplies	X	
- shops	X	
o neighbourhood shops	C	
o neighbourhood supermarket	X	
o timber yards	X	
- vehicle sales or hire premises	X	
		No changes proposed.
amusement centres	X	No changes proposed.
entertainment facilities	X	
function centres	X	
highway service centres	X	
industrial retail outlets	C	
registered clubs	X	
restricted premises	X	
service stations	C	
sex services premises	X	
veterinary hospitals	X	
wholesale supplies	C	

Land use	B7 Business Park	Comments
	Current Provision – Auburn LEP	
<b>rural industries</b>	x	No changes proposed.
agricultural produce industries	x	
livestock processing industries	x	
sawmill or log processing industries	x	
stock & sale yard	x	
<b>industries</b>	x	No changes proposed.
<b>heavy industries</b>	x	
- hazardous industry	x	
- offensive industry	x	
<b>light industries</b>	c	
- high technology industries	c	
- home industries	c	
- artisan food and drink industry	c	
<b>general industries</b>	x	No changes proposed.
boat buildings and repair facilities	x	
vehicle body repair workshops	c	
vehicle repair stations	c	No changes proposed.
<b>heavy industrial storage establishments</b>	x	
hazardous storage establishments	x	
liquid fuel depots	x	
offensive storage establishments	x	
<b>storage premises</b>	c	No changes proposed.
self-storage units	c	
<b>depots</b>	c	No changes proposed.
warehouse or distribution centres	c	
- local distribution centre	c	
<b>sewerage systems</b>	x	No changes proposed.
biosolids treatment facilities	x	
sewage reticulation systems	x	
sewage treatment plants	x	
water recycling facilities	x	
<b>waste or resource management facilities</b>	x	No changes proposed.
resource recovery facilities	x	
waste disposal facilities	x	
waste or resource transfer stations	x	
<b>water supply systems</b>	x	No changes proposed.
water reticulation systems	x	
water storage facilities	x	
water treatment facilities	x	
<b>air transport facilities</b>	x	No changes proposed.
airport	x	
heliport	x	

Land use	B7 Business Park	Comments
	Current Provision – Auburn LEP	
airstrip	C	No changes proposed.  Note: wharf or boating facilities are permitted in B7 zones if carried out by or on behalf of a public authority under the provisions of the Infrastructure SEPP.
helipad	C	
car parks	C	
electricity generating works	X	
freight transport facilities	X	
passenger transport facilities	C	
port facilities	X	
roads	C	
transport depots	X	
truck depots	C	
wharf or boating facilities	X	
<b>educational establishments</b>	C	No changes proposed.
schools	C	
<b>health services facilities</b>	C	No changes proposed.
hospitals	C	
medical centres	C	
health consulting rooms	C	
<b>early education and care facility</b>	C	No changes proposed.
centre based child care facility	C	
school based child care	C	No changes proposed.
home based child care	C	
<b>community facilities</b>	C	No changes proposed.
correctional centres	X	
emergency services facilities	C	
<b>industrial training facilities</b>	X	No changes proposed.
information and education facilities	X	
places of public worship	C	
public administration building	C	
research stations	X	
respite day care centres	C	
<b>signage</b>	X	No changes proposed.
advertising structure	X	
building identification sign	C	
business identification sign	C	
<b>boat launching ramps</b>	C	No changes proposed.
boat sheds	X	
charter & tourism boating facilities	X	
environmental facilities	X	
jetties	C	
marinas	X	
moorings	X	
mooring pens	X	

Land use	B7 Business Park	Comments
	Current Provision – Auburn LEP	
recreation areas	C	
recreation facilities (indoor)	C	
recreation facilities (major)	X	
recreation facilities (outdoor)	C	
water recreation structures	X	
cemetery	X	No changes proposed.
crematorium	X	
environmental protection works	C	
exhibition homes	X	
exhibition villages	X	
extractive industries	X	No changes proposed.
flood mitigation works	C	
mortuaries	X	
open cut mining	X	

Land use	IN1 General Industrial				Comments
	Current LEP Provision			Proposed	
	Aub	Par	Hil		
agriculture	x	x	x	x	Most provisions consistent across LEPs. Horticulture is considered a suitable use within general industrial zones in the LGA.
aquaculture	x	x	x	x	
- oyster aquaculture	c	c	c	c	
- pond based aquaculture	x	x	x	x	
- tank-based aquaculture	c	c	c	c	
extensive agriculture	x	x	x	x	
- bee keeping	x	x	x	x	
- dairy (pasture-based)	x	x	x	x	
intensive livestock agriculture	x	x	x	x	
- feedlots	x	x	x	x	
- dairies (restricted)	x	x	x	x	
intensive plant agriculture	x	x	x	x	
- horticulture	x	c	x	c	
- turf farming	x	x	x	x	
- viticulture	x	x	x	x	
animal boarding or training establishments	x	c	x	c	Animal boarding or training establishments are proposed to be permitted with consent in industrial zones only, due to potential amenity impacts.
farm buildings	x	x	x	x	
forestry	x	x	x	x	
residential accommodation	x	x	x	x	LEPs are consistent, no changes proposed.
attached dwellings	x	x	x	x	
boarding houses	x	x	x	x	
dual occupancies	x	x	x	x	
- dual occupancies (attached)	x	x	x	x	
- dual occupancies (detached)	x	x	x	x	
dwelling houses	x	x	x	x	
group homes	x	x	x	x	
- group homes (permanent)	x	x	x	x	
- group homes (transitional)	x	x	x	x	
hostels	x	x	x	x	
multi dwelling housing	x	x	x	x	
residential flat buildings	x	x	x	x	
rural worker's dwellings	x	x	x	x	
secondary dwellings	x	x	x	x	
semi-detached dwellings	x	x	x	x	LEPs are consistent, no changes proposed.
seniors housing	x	x	x	x	
- residential care facilities	x	x	x	x	
shop top housing	x	x	x	x	These land uses are not considered appropriate in IN1 zones, due to restrictions on residential accommodation in these areas.
home businesses	c	x	x	x	
home occupations	c	x	x	x	

Land use	IN1 General Industrial				Comments
	Current LEP Provision			Proposed	
	Aub	Par	Hil		
home occupations (sex services)	x	x	x	x	
<b>tourist and visitor accommodation</b>	x	x	x	x	Tourist and visitor accommodation is not considered appropriate in the IN1 zone. This is consistent with the majority of LEPs. Refer to section 3.2.1 of the Planning Proposal.
backpackers' accommodation	x	x	x	x	
bed & breakfast accommodation	x	x	x	x	
farm stay accommodation	x	x	x	x	
hotel or motel accommodation	x	x	c	x	
serviced apartments	x	x	c	x	
camping grounds	x	x	x	x	LEPs are consistent, no changes proposed.
caravan parks	x	x	x	x	
eco-tourist facilities	x	x	x	x	
<b>commercial premises</b>	c	x	x	x	All business and office premises will be prohibited in IN1 zones, consistent with majority of LEPs.
<b>business premises</b>	c	x	x	x	
- funeral homes	x	x	x	x	Certain retail uses will be permitted in IN1 zones as they service workers or residents in nearby areas.
<b>office premises</b>	x	x	x	x	
<b>retail premises</b>	x	x	x	x	Refer to comments on previous page.
- specialised retail premises (bulky goods premises)	x	x	x	x	
- cellar door premises	x	x	x	x	
- food & drink premises	x	c	c	c	
o pubs	x	c	c	c	
o restaurants or cafes	c	c	c	c	
o take-away food & drink premises	x	c	c	c	
o small bar	x	c	c	c	
- garden centres	c	c	c	c	
- hardware and building supplies	c	c	c	c	
- kiosks	c	c	x	c	
- landscaping material supplies	x	c	x	c	
- markets	c	x	x	x	
- plant nurseries	x	c	x	c	
- roadside stalls	x	x	x	x	
- rural supplies	x	c	x	c	
- shops	x	x	x	x	
o neighbourhood shops	c	c	c	c	
o neighbourhood supermarket	x	x	x	x	
- timber yards	x	c	c	c	
- vehicle sales or hire premises	x	c	c	c	
amusement centres	x	x	x	x	Proposals are generally consistent with majority of LEPs.
entertainment facilities	x	x	x	x	
function centres	c	x	x	x	



Land use	IN1 General Industrial				Comments
	Current LEP Provision			Proposed	
	Aub	Par	Hil		
highway service centres	x	x	x	x	It is proposed to permit restricted premises, sex services premises and veterinary hospitals in IN1 zones as these uses will have minimal amenity impacts due to restrictions on residential accommodation and other sensitive uses in these areas.  It is proposed to permit registered clubs in the IN1 zones as they can service workers and support a range of activities and land uses which are permitted in the zone, including indoor/outdoor recreation facilities and pubs.
industrial retail outlets	c	c	c	c	
registered clubs	x	x	c	c	
restricted premises	x	c	x	c	
service stations	c	c	c	c	
sex services premises	c	c	c	c	
veterinary hospitals	x	c	c	c	
wholesale supplies	c	c	c	c	
<b>rural industries</b>	x	x	x	x	LEPs are consistent, no changes proposed.
agricultural produce industries	x	x	x	x	
livestock processing industries	x	x	x	x	
sawmill or log processing industries	x	x	x	x	
stock & sale yard	x	x	x	x	
<b>industries</b>	c	x	x	x	Consistent with majority of LEPs.
<b>heavy industries</b>	x	x	x	x	
- hazardous industry	x	x	x	x	
- offensive industry	x	x	x	x	
<b>light industries</b>	c	c	c	c	
- high technology industries	c	c	c	c	
- home industries	c	c	c	c	
- artisan food and drink industry	c	c	c	c	
<b>general industries</b>	c	c	c	c	
boat buildings and repair facilities	c	c	c	c	LEPs are consistent, no changes proposed.
vehicle body repair workshops	c	c	c	c	
vehicle repair stations	c	c	c	c	
<b>heavy industrial storage establishments</b>	c	x	c	x	With the exception of liquid fuel depots (which are consistently permitted across LEPs), heavy industrial storage establishments will be limited to IN3 zones.
hazardous storage establishments	c	x	c	x	
liquid fuel depots	c	c	c	c	
offensive storage establishments	c	x	c	x	
<b>storage premises</b>	c	c	c	c	LEPs are consistent, no changes proposed.
self-storage units	c	c	c	c	
depots	c	c	c	c	LEPs are consistent, no changes proposed.
warehouse or distribution centres	c	c	c	c	
- local distribution centre	c	c	c	c	
<b>sewerage systems</b>	c	c	x	c	Proposals consistent with the majority of LEPs. Note. sewerage systems are also permitted in IN1 zones under the provisions of the <i>Infrastructure SEPP</i> .
biosolids treatment facilities	c	c	x	c	
sewage reticulation systems	c	c	x	c	
sewage treatment plants	c	c	x	c	

Land use	IN1 General Industrial				Comments
	Current LEP Provision			Proposed	
	Aub	Par	Hil		
water recycling facilities	C	C	X	C	
<b>waste or resource management facilities</b>	C	C	C	C	LEPs are consistent, no changes proposed.
resource recovery facilities	C	C	C	C	
waste disposal facilities	C	C	C	C	
waste or resource transfer stations	C	C	C	C	
<b>water supply systems</b>	X	X	X	X	LEPs are consistent, no changes proposed. Note: water reticulation systems and water treatment facilities are permitted under the provisions of the <i>Infrastructure SEPP</i> .
water reticulation systems	X	X	X	X	
water storage facilities	X	X	X	X	
water treatment facilities	X	X	X	X	
<b>air transport facilities</b>	C	X	X	X	With the exception of heliports, air transport facilities are not considered appropriate in IN1 zones. Heliports are permitted if carried out by or on behalf of a public authority under the provisions of the <i>Infrastructure SEPP</i> and means a place open to the public used for taking off and landing of helicopters.
airport	C	X	X	X	
heliport	C	X	C	C	
airstrips	C	X	X	X	Consistent with the majority of LEPs. Helipad means a private place used for taking off and landing of helicopters. This use is proposed to be permitted in IN1 zones to be consistent with heliports, which are also proposed to be permitted in IN1 zones.
helipad	C	X	C	C	
car parks	X	C	C	C	Proposals are consistent with the majority of LEPs.  Note: Electricity generating works are permitted in IN1 zones for any person under the provisions of the <i>Infrastructure SEPP</i> .  Port facilities and wharf or boating facilities are permitted in IN1 zones if carried out by or on behalf of a public authority under the provisions of the <i>Infrastructure SEPP</i> .
electricity generating works	C	C	C	C	
freight transport facilities	C	C	C	C	
passenger transport facilities	X	C	C	C	
port facilities	X	X	X	X	
roads	C	C	C	C	
transport depots	C	C	C	C	
truck depots	C	C	C	C	
wharf or boating facilities	X	X	X	X	
<b>educational establishments</b>	X	X	X	X	
schools	X	X	X	X	
<b>health services facilities</b>	X	C	X	C	These uses can provide services for workers and are permitted in most zones in the LGA.
hospitals	X	C	X	C	
medical centres	X	C	X	C	
health consulting rooms	X	C	X	C	
<b>early education and care facilities</b>	C	C	C	X	It is proposed to prohibit child care centres in all industrial zones due to concerns about noise, air pollution and safety. While there is an ongoing need for child care facilities across the LGA, these need to be appropriately located and designed to provide good quality environments for children.
centre based child care facilities	X	C	C	X	

Land use	IN1 General Industrial				Comments	
	Current LEP Provision			Proposed		
	Aub	Par	Hil			
school based child care	c	c	c	x	It is also proposed to prohibit school and home based child care as schools and residential accommodation are not proposed to be allowed in IN1 zones.	
home based child care	c	x	x	x		
community facilities	c	x	c	c	It is proposed to permit research stations, consistent with the majority of LEPs and the objectives of the IN1 zone. Research stations can include a variety of industrial type activities that would not be incompatible with other land uses in the zone.  Respite day care centres are not considered appropriate in industrial zones.  Other proposals are consistent with the majority of LEPs.	
correctional centres	x	c	x	x		
emergency services facilities	c	c	c	c		
industrial training facilities	c	c	c	c		
information and education facilities	x	x	c	x		
places of public worship	c	c	c	c		
public administration building	c	c	x	c		
research stations	x	c	x	c		
respite day care centres	x	c	c	x		
signage	x	x	x	x	LEPs are consistent, no changes proposed.	
advertising structure	x	x	x	x		
building identification sign	c	c	c	c		
business identification sign	c	c	c	c		
boat launching ramps	c	x	x	x	Boat launching ramps, environmental facilities and jetties are not considered appropriate in IN1 zones.  Other proposals are consistent across LEPs.	
boat sheds	x	x	x	x		
charter & tourism boating facilities	x	x	x	x		
environmental facilities	x	c	x	x		
jetties	c	x	x	x		
marinas	x	x	x	x		
moorings	x	x	x	x		
mooring pens	x	x	x	x		
recreation areas	c	c	c	c		
recreation facilities (indoor)	c	c	c	c		
recreation facilities (major)	x	x	x	x		
recreation facilities (outdoor)	c	c	c	c		
water recreation structures	x	x	x	x		
cemetery	x	x	x	x		Extractive industries will be permitted in industrial zones only.  Open cut mining is not considered appropriate anywhere in the LGA and is proposed to be prohibited LGA wide.  Other proposals are consistent across LEPs.
crematorium	x	x	x	x		
environmental protection works	c	c	c	c		
exhibition homes	x	x	x	x		
exhibition villages	x	x	x	x		
extractive industries	x	c	c	c		
flood mitigation works	c	c	c	c		
mortuaries	c	c	c	c		
open cut mining	c	x	x	x		



Land use	IN2 Light Industrial	Proposed	IN3 Heavy Industrial	Proposed	Comments
	Current PLEP Provision		Current PLEP Provision		
<b>agriculture</b>	x	x	x	x	No changes proposed.
<b>aquaculture</b>	x	x	x	x	
- oyster aquaculture	c	c	c	c	
- pond based aquaculture	x	x	x	x	
- tank-based aquaculture	c	c	c	c	
<b>extensive agriculture</b>	x	x	x	x	
- bee keeping	x	x	x	x	
- dairy (pasture-based)	x	x	x	x	
<b>intensive livestock agriculture</b>	x	x	x	x	
- feedlots	x	x	x	x	
- dairies (restricted)	x	x	x	x	
<b>intensive plant agriculture</b>	x	x	x	x	
- horticulture	x	x	c	c	
- turf farming	x	x	x	x	
- viticulture	x	x	x	x	
animal boarding or training establishments	c	c	c	c	No changes proposed.
farm buildings	x	x	x	x	
forestry	x	x	x	x	
<b>residential accommodation</b>	x	x	x	x	No changes proposed.
attached dwellings	x	x	x	x	
boarding houses	x	x	x	x	
dual occupancies	x	x	x	x	
- dual occupancies (attached)	x	x	x	x	
- dual occupancies (detached)	x	x	x	x	
dwelling houses	x	x	x	x	
group homes	x	x	x	x	
- group homes (permanent)	x	x	x	x	
- group homes (transitional)	x	x	x	x	
hostels	x	x	x	x	
multi dwelling housing	x	x	x	x	
residential flat buildings	x	x	x	x	
rural worker's dwellings	x	x	x	x	
secondary dwellings	x	x	x	x	
semi-detached dwellings	x	x	x	x	
seniors housing	x	x	x	x	
- residential care facilities	x	x	x	x	No changes proposed.
shop top housing	x	x	x	x	
home businesses	x	x	x	x	No changes proposed.
home occupations	x	x	x	x	
home occupations (sex services)	x	x	x	x	

Land use	IN2 Light Industrial	Proposed	IN3 Heavy Industrial	Proposed	Comments
	Current PLEP Provision		Current PLEP Provision		
<b>tourist and visitor accommodation</b>	C	C	X	X	No changes proposed.
backpackers' accommodation	C	C	X	X	
bed & breakfast accommodation	C	C	X	X	
farm stay accommodation	C	C	X	X	
hotel or motel accommodation	C	C	X	X	
serviced apartments	C	C	X	X	
camping grounds	X	X	X	X	No changes proposed.
caravan parks	X	X	X	X	
eco-tourist facilities	X	X	X	X	
<b>commercial premises</b>	C	C	X	X	No changes proposed.
<b>business premises</b>	X	X	X	X	
- funeral homes	X	X	X	X	
<b>office premises</b>	C	C	X	X	
<b>retail premises</b>	X	X	X	X	
- specialised retail premises (bulky goods premises)	X	X	X	X	
- cellar door premises	X	X	X	X	
- food & drink premises	C	C	X	X	
o pubs	C	C	C	C	
o restaurants or cafes	C	C	X	X	
o take-away food & drink premises	C	C	C	C	
o small bar	C	C	X	X	
- garden centres	C	C	X	X	
- hardware and building supplies	C	C	C	C	
- kiosks	C	C	C	C	
- landscaping material supplies	C	C	X	X	
- markets	X	X	X	X	
- plant nurseries	C	C	X	X	
- roadside stalls	X	X	X	X	
- rural supplies	C	C	C	C	
- shops	X	X	X	X	
o neighbourhood shops	C	C	X	X	
o neighbourhood supermarket	X	X	X	X	
- timber yards	C	C	C	C	
- vehicle sales or hire premises	C	C	X	X	
amusement centres	X	X	X	X	No changes are proposed.
entertainment facilities	C	C	X	X	
function centres	X	X	X	X	
highway service centres	X	X	X	X	
industrial retail outlets	C	C	X	X	

Land use	IN2 Light Industrial	Proposed	IN3 Heavy Industrial	Proposed	Comments
	Current PLEP Provision		Current PLEP Provision		
registered clubs	x	x	x	x	
restricted premises	c	c	c	c	
service stations	c	c	c	c	
sex services premises	c	c	c	c	
veterinary hospitals	c	c	c	c	
wholesale supplies	c	c	x	x	
<b>rural industries</b>	x	x	x	x	No changes are proposed.
agricultural produce industries	x	x	c	c	
livestock processing industries	x	x	x	x	
sawmill or log processing industries	x	x	c	c	
stock & sale yard	x	x	x	x	
<b>industries</b>	x	x	c	c	It is proposed to prohibit artisan food and drink industry in IN3 zones as these uses are not considered appropriate in a heavy industrial zone setting, given the potentially hazardous uses permitted.
<b>heavy industries</b>	x	x	c	c	
- hazardous industry	x	x	c	c	
- offensive industry	x	x	c	c	
<b>light industries</b>	c	c	c	c	
- high technology industries	c	c	c	c	
- home industries	x	x	x	x	
- artisan food and drink industry	c	c	c	x	
<b>general industries</b>	x	x	c	c	
boat buildings and repair facilities	x	x	c	c	No changes are proposed.
vehicle body repair workshops	c	c	c	c	
vehicle repair stations	c	c	c	c	
<b>heavy industrial storage establishments</b>	x	x	c	c	No changes are proposed.
hazardous storage establishments	x	x	c	c	
liquid fuel depots	x	x	c	c	
offensive storage establishments	x	x	c	c	
<b>storage premises</b>	x	x	c	c	No changes are proposed.
self-storage units	x	x	c	c	
depots	c	c	c	c	No changes are proposed.
warehouse or distribution centres	c	c	c	c	
- local distribution centre	c	c	c	c	
<b>sewerage systems</b>	x	x	c	c	No changes are proposed.  Note: sewage reticulation systems are permissible in IN2 zones under the provisions of the <i>Infrastructure SEPP</i> .
biosolids treatment facilities	x	x	c	c	
sewage reticulation systems	x	x	c	c	
sewage treatment plants	x	x	c	c	
water recycling facilities	c	c	c	c	
<b>waste or resource management facilities</b>	x	x	c	c	No changes are proposed.
resource recovery facilities	x	x	c	c	
waste disposal facilities	x	x	c	c	



Land use	IN2 Light Industrial	Proposed	IN3 Heavy Industrial	Proposed	Comments
	Current PLEP Provision		Current PLEP Provision		
waste or resource transfer stations	x	c	c	c	Note: waste or resource transfer stations are permissible in IN2 zones under the provisions of the <i>Infrastructure SEPP</i> .
<b>water supply systems</b>	x	x	x	x	No changes are proposed.
water reticulation system	x	x	x	x	Note: Water reticulation systems are permissible in IN2 and IN3 zones under the provisions of the <i>Infrastructure SEPP</i> . Water treatment facilities are permissible in IN3 zones under the provisions of the <i>Infrastructure SEPP</i> .
water storage facilities	x	x	c	c	
water treatment facilities	x	x	x	x	
<b>air transport facilities</b>	x	x	x	x	
airport	x	x	x	x	Note: heliports are permissible in IN2 and IN3 zones if carried out by or on behalf of a public authority under the provisions of the <i>Infrastructure SEPP</i> .
heliport	x	x	x	x	
airstrip	x	x	x	x	No changes proposed.
helipad	x	x	x	x	
car parks	c	c	c	c	No changes proposed.
electricity generating works	c	c	c	c	Note: Electricity generating works are permissible in IN2 and IN3 zones under the provisions of the <i>Infrastructure SEPP</i> .
freight transport facilities	x	x	c	c	
passenger transport facilities	c	c	c	c	Port facilities are permissible in IN3 zones if carried out by or on behalf of a public authority under the provisions of the <i>Infrastructure SEPP</i> .
port facilities	x	x	x	x	
roads	c	c	c	c	
transport depots	c	c	c	c	
truck depots	c	c	c	c	Wharf or boating facilities are permissible in IN2 and IN3 zones if carried out by or on behalf of a public authority under the provisions of the <i>Infrastructure SEPP</i> .
wharf or boating facilities	x	x	x	x	
<b>educational establishments</b>	x	x	x	x	No changes proposed.
schools	x	x	x	x	
<b>health services facilities</b>	c	c	x	x	No changes proposed.
hospitals	c	c	x	x	
medical centres	c	c	c	c	
health consulting rooms	c	c	x	x	
<b>early education and care facility</b>	c	x	c	x	It is proposed to prohibit all types of early education and care facilities in IN2 and IN3 zones as these uses are not considered appropriate in these areas due to concerns about noise, air pollution and safety.
centre based child care facility	c	x	x	x	
school based child care	c	x	c	x	
home based child care	x	x	x	x	
community facilities	c	c	x	x	It is proposed to prohibit respite day care centres in industrial zones as this use is not considered appropriate in these areas.
correctional centres	x	x	c	c	
emergency services facilities	c	c	c	c	
industrial training facilities	c	c	c	c	
information and education facilities	c	c	x	x	
places of public worship	c	c	c	c	
public administration building	c	c	c	c	

Land use	IN2 Light Industrial	Proposed	IN3 Heavy Industrial	Proposed	Comments
	Current PLEP Provision		Current PLEP Provision		
research stations	C	C	X	X	
respite day care centres	C	X	X	X	
<b>signage</b>	X	X	X	X	No changes proposed.
advertising structure	X	X	X	X	
building identification sign	C	C	C	C	
business identification sign	C	C	C	C	
boat launching ramps	X	X	X	X	No changes proposed.
boat sheds	X	X	X	X	
charter & tourism boating facilities	X	X	X	X	
environmental facilities	C	C	C	C	
jetties	X	X	X	X	
marinas	X	X	X	X	
moorings	X	X	X	X	
mooring pens	X	X	X	X	
recreation areas	C	C	C	C	
recreation facilities (indoor)	C	C	C	C	
recreation facilities (major)	X	X	C	C	
recreation facilities (outdoor)	C	C	C	C	No changes proposed.
water recreation structures	X	X	X	X	
cemetery	X	X	X	X	No changes proposed.
crematorium	X	X	C	C	
environmental protection works	C	C	C	C	
exhibition homes	X	X	X	X	
exhibition villages	X	X	X	X	
extractive industries	C	C	C	C	
flood mitigation works	C	C	C	C	
mortuaries	C	C	C	C	
open cut mining	X	X	X	X	

Land use	SP1 Special Activities		SP2 Special Infrastructure						Comments
	Current LEP Provision	Proposed	Current LEP Provision					Proposed	
	Par		Aub	Hol	Hor	Par	Hil		
agriculture	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
aquaculture	c	c	c	c	c	c	c	c	
- oyster aquaculture	c	c	c	c	c	c	c	c	
- pond based aquaculture	c	c	c	c	c	c	c	c	
- tank-based aquaculture	c	c	c	c	c	c	c	c	
extensive agriculture	x	x	x	x	x	x	x	x	
- bee keeping	x	x	x	x	x	x	x	x	
- dairy (pasture-based)	x	x	x	x	x	x	x	x	
intensive livestock agriculture	x	x	x	x	x	x	x	x	
- feedlots	x	x	x	x	x	x	x	x	
- dairies (restricted)	x	x	x	x	x	x	x	x	
intensive plant agriculture	x	x	x	x	x	x	x	x	
- horticulture	x	x	x	x	x	x	x	x	
- turf farming	x	x	x	x	x	x	x	x	
- viticulture	x	x	x	x	x	x	x	x	
animal boarding or training establishments	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
farm buildings	x	x	x	x	x	x	x	x	
forestry	x	x	x	x	x	x	x	x	
residential accommodation	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
attached dwellings	x	x	x	x	x	x	x	x	
boarding houses	x	x	x	x	x	x	x	x	
dual occupancies	x	x	x	x	x	x	x	x	
- dual occupancies (attached)	x	x	x	x	x	x	x	x	
- dual occupancies (detached)	x	x	x	x	x	x	x	x	
dwelling houses	x	x	x	x	x	x	x	x	
group homes	x	x	x	x	x	x	x	x	
- group homes (permanent)	x	x	x	x	x	x	x	x	
- group homes (transitional)	x	x	x	x	x	x	x	x	
hostels	x	x	x	x	x	x	x	x	
multi dwelling housing	x	x	x	x	x	x	x	x	
residential flat buildings	x	x	x	x	x	x	x	x	
rural worker's dwellings	x	x	x	x	x	x	x	x	
secondary dwellings	x	x	x	x	x	x	x	x	
semi-detached dwellings	x	x	x	x	x	x	x	x	
seniors housing	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
- residential care facilities	x	x	x	x	x	x	x	x	
shop top housing	x	x	x	x	x	x	x	x	
home businesses	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
home occupations	x	x	x	x	x	x	x	x	

Land use	SP1 Special Activities		SP2 Special Infrastructure						Comments	
	Current LEP Provision	Proposed	Current LEP Provision					Proposed		
	Par		Aub	Hol	Hor	Par	Hil			
home occupations (sex services)	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.	
<b>tourist and visitor accommodation</b>	x	x	x	x	x	x	x	x		
backpackers' accommodation	x	x	x	x	x	x	x	x		
bed & breakfast accommodation	x	x	x	x	x	x	x	x		
farm stay accommodation	x	x	x	x	x	x	x	x		
hotel or motel accommodation	x	x	x	x	x	x	x	x		
serviced apartments	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.	
camping grounds	x	x	x	x	x	x	x	x		
caravan parks	x	x	x	x	x	x	x	x		
eco-tourist facilities	x	x	x	x	x	x	x	x	Commercial premises are not considered appropriate in SP1 or SP2 zones, consistent with the majority of LEPs.	
<b>commercial premises</b>	x	x	x	x	x	x	x	x		
<b>business premises</b>	x	x	x	x	x	x	x	x		
- funeral homes	x	x	C	x	x	x	x	x		
<b>office premises</b>	x	x	x	x	x	x	x	x		
<b>retail premises</b>	x	x	x	x	x	x	x	x		
- specialised retail premises	x	x	x	x	x	x	x	x		
- cellar door premises	x	x	x	x	x	x	x	x		
- food & drink premises	x	x	x	x	x	x	x	x		
o pubs	x	x	x	x	x	x	x	x		
o restaurants or cafes	x	x	x	x	x	x	x	x		
o take-away food & drink premises	x	x	x	x	x	x	x	x		
o small bar	x	x	x	x	x	x	x	x		
- garden centres	x	x	x	x	x	x	x	x		
- hardware and building supplies	x	x	x	x	x	x	x	x		
- kiosks	x	x	C	x	x	x	x	x		
- landscaping material supplies	x	x	x	x	x	x	x	x		
- markets	x	x	C	x	x	x	x	x		
- plant nurseries	x	x	x	x	x	x	x	x		
- roadside stalls	x	x	x	x	x	x	x	x		
- rural supplies	x	x	x	x	x	x	x	x		LEPs are consistent, no changes proposed.
- shops	x	x	x	x	x	x	x	x		
o neighbourhood shops	x	x	x	x	x	x	x	x		
o neighbourhood supermarket	x	x	x	x	x	x	x	x		
o timber yards	x	x	x	x	x	x	x	x		
- vehicle sales or hire premises	x	x	x	x	x	x	x	x		LEPs are consistent, no changes proposed.
amusement centres	x	x	x	x	x	x	x	x		
entertainment facilities	x	x	x	x	x	x	x	x		
function centres	x	x	x	x	x	x	x	x		
highway service centres	x	x	x	x	x	x	x	x		

Land use	SP1 Special Activities		SP2 Special Infrastructure						Comments
	Current LEP Provision	Proposed	Current LEP Provision					Proposed	
	Par		Aub	Hol	Hor	Par	Hil		
industrial retail outlets	x	x	x	x	x	x	x	x	
registered clubs	x	x	x	x	x	x	x	x	
restricted premises	x	x	x	x	x	x	x	x	
service stations	x	x	x	x	x	x	x	x	
sex services premises	x	x	x	x	x	x	x	x	
veterinary hospitals	x	x	x	x	x	x	x	x	
wholesale supplies	x	x	x	x	x	x	x	x	
<b>rural industries</b>	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
agricultural produce industries	x	x	x	x	x	x	x	x	
livestock processing industries	x	x	x	x	x	x	x	x	
sawmill or log processing industries	x	x	x	x	x	x	x	x	
stock & sale yard	x	x	x	x	x	x	x	x	
<b>industries</b>	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
<b>heavy industries</b>	x	x	x	x	x	x	x	x	
- hazardous industry	x	x	x	x	x	x	x	x	
- offensive industry	x	x	x	x	x	x	x	x	
<b>light industries</b>	x	x	x	x	x	x	x	x	
- high technology industries	x	x	x	x	x	x	x	x	
- home industries	x	x	x	x	x	x	x	x	
- artisan food and drink industry	x	x	x	x	x	x	x	x	
<b>general industries</b>	x	x	x	x	x	x	x	x	
boat buildings and repair facilities	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
vehicle body repair workshops	x	x	x	x	x	x	x	x	
vehicle repair stations	x	x	x	x	x	x	x	x	
<b>heavy industrial storage establishments</b>	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
hazardous storage establishments	x	x	x	x	x	x	x	x	
liquid fuel depots	x	x	x	x	x	x	x	x	
offensive storage establishments	x	x	x	x	x	x	x	x	
<b>storage premises</b>	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
self-storage units	x	x	x	x	x	x	x	x	
depots	x	x	c	x	x	x	x	x	Depots are only proposed to be permitted in industrial zones. Other land uses are consistently prohibited across LEPs and no changes are proposed.
warehouse or distribution centres	x	x	x	x	x	x	x	x	
- local distribution centre	x	x	x	x	x	x	x	x	
<b>sewerage systems</b>	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.  Note: biosolids treatment facilities, sewage reticulation systems, sewage treatment plants and water recycling facilities are permitted in SP2 zones under the provisions of the <i>Infrastructure SEPP</i> .
biosolids treatment facilities	x	x	x	x	x	x	x	x	
sewage reticulation systems	x	x	x	x	x	x	x	x	
sewage treatment plants	x	x	x	x	x	x	x	x	
water recycling facilities	x	x	x	x	x	x	x	x	

Land use	SP1 Special Activities		SP2 Special Infrastructure						Comments
	Current LEP Provision	Proposed	Current LEP Provision					Proposed	
	Par		Aub	Hol	Hor	Par	Hil		
waste or resource management facilities	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.  Note: waste or resource management facilities and waste or resource transfer stations are permitted in SP2 zones under the provisions of the <i>Infrastructure SEPP</i> .
resource recovery facilities	x	x	x	x	x	x	x	x	
waste disposal facilities	x	x	x	x	x	x	x	x	
waste or resource transfer stations	x	x	x	x	x	x	x	x	
water supply systems	x	x	x	x	x	x	x	x	Proposals consistent with the majority of LEPs.  Note: Water reticulation systems and water treatment facilities are permissible under the <i>Infrastructure SEPP</i> . Water storage facilities are permissible if carried out by or on behalf of a public authority under the provisions of the <i>Infrastructure SEPP</i> .
water reticulation systems	x	x	x	x	o	x	x	x	
water storage facilities	x	x	x	x	x	x	x	x	
water treatment facilities	x	x	x	x	x	x	x	x	
air transport facilities	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed. Note: airports and heliports are permissible if carried out by or on behalf of a public authority under the provisions of the <i>Infrastructure SEPP</i> .
airport	x	x	x	x	x	x	x	x	
heliport	x	x	x	x	x	x	x	x	
airstrip	x	x	x	x	x	x	x	x	These land uses are consistently prohibited across LEPs and no changes are proposed.
helipad	x	x	x	x	x	x	x	x	
car parks	x	x	c	x	x	x	x	x	Proposals are consistent with the majority of LEPs.
electricity generating works	x	x	x	x	x	x	x	x	
freight transport facilities	x	x	c	x	x	x	x	x	Proposals are consistent with the majority of LEPs.
passenger transport facilities	x	x	c	x	x	x	x	x	
port facilities	x	x	x	x	x	x	x	x	Port facilities and wharf or boating facilities are permissible if carried out by or on behalf of a public authority under the provisions of the <i>Infrastructure SEPP</i> .
roads	x	x	c	c	o	c	o	c	
transport depots	x	x	x	x	x	x	x	x	
truck depots	x	x	x	x	x	x	x	x	
wharf or boating facilities	x	x	x	x	x	x	x	x	
educational establishments	x	x	x	x	x	x	x	x	
schools	x	x	x	x	x	x	x	x	
health services facilities	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
hospitals	x	x	x	x	x	x	x	x	
medical centres	x	x	x	x	x	x	x	x	Note: health services facilities are permissible under the <i>Infrastructure SEPP</i> .
health consulting rooms	x	x	x	x	x	x	x	x	
early education and care facility	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
centre based child care facility	x	x	x	x	x	x	x	x	
school based child care	x	x	x	x	x	x	x	x	

Land use	SP1 Special Activities		SP2 Special Infrastructure						Comments
	Current LEP Provision	Proposed	Current LEP Provision					Proposed	
	Par		Aub	Hol	Hor	Par	Hil		
home based child care	x	x	x	x	x	x	x	x	
community facilities	x	x	c	x	x	x	x	x	Proposals consistent with the majority of LEPs.  Note. Emergency services facilities are permitted under the <i>Infrastructure SEPP</i> .  Public administration building and research stations are permitted if carried out by or on behalf of a public authority under the provisions of the <i>Infrastructure SEPP</i> .
correctional centres	x	x	x	x	x	x	x	x	
emergency services facilities	x	x	x	x	x	x	x	x	
industrial training facilities	x	x	x	x	x	x	x	x	
information and education facilities	x	x	x	x	x	x	x	x	
places of public worship	x	x	c	x	x	x	x	x	
public administration building	x	x	x	x	x	x	x	x	
research stations	x	x	x	x	x	x	x	x	
respite day care centres	x	x	x	x	x	x	x	x	
signage	x	x	x	c	x	x	x	x	Only building and business identification signs that relate to the specific uses on a site are considered appropriate in SP2 zones.
advertising structure	x	x	x	c	x	x	x	x	
building identification sign	x	x	c	c	x	x	x	c	
business identification sign	x	x	c	c	x	x	x	c	
boat launching ramps	x	x	x	x	x	x	x	x	Proposals are consistent with the majority of LEPs
boat sheds	x	x	x	x	x	x	x	x	
charter & tourism boating facilities	x	x	x	x	x	x	x	x	
environmental facilities	x	x	c	x	x	x	x	x	Proposals are consistent with the majority of LEPs
jetties	x	x	x	x	x	x	x	x	
marinas	x	x	x	x	x	x	x	x	
mooring	x	x	x	x	x	x	x	x	
mooring pens	x	x	x	x	x	x	x	x	
recreation areas	x	x	c	c	x	c	x	c	
recreation facilities (indoor)	x	x	c	x	x	x	x	x	
recreation facilities (major)	x	x	x	x	x	x	x	x	
recreation facilities (outdoor)	x	x	c	x	x	x	x	x	
water recreation structures	x	x	x	x	x	x	x	x	
cemetery	x	x	x	x	x	x	x	x	Proposals are consistent with the majority of LEPs.
crematorium	x	x	x	x	x	x	x	x	
environmental protection works	x	x	c	c	o	c	x	c	
exhibition homes	x	x	x	x	x	x	x	x	Flood mitigation works are considered to be appropriate wherever there is a flood risk. Flood mitigation works are also permissible without consent if carried out by or on behalf of a public authority under the provisions of the <i>Infrastructure SEPP</i> .
exhibition villages	x	x	x	x	x	x	x	x	
extractive industries	x	x	x	x	x	x	x	x	
flood mitigation works	x	x	x	x	x	c	x	c	
mortuaries	x	x	c	x	x	x	x	x	
open cut mining	x	x	x	x	x	x	x	x	



Land use	RE1 Public Recreation						RE2 Private Recreation			Comments
	Current LEP Provision					Propose <sub>d</sub>	Current LEP Provision		Propose <sub>d</sub>	
	Aub	Hol	Hor	Par	Hil		Par	Hil		
agriculture	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
aquaculture	c	c	c	c	c	c	c	c	c	
- oyster aquaculture	c	c	c	c	c	c	c	c	c	
- pond based aquaculture	c	c	c	c	c	c	c	c	c	
- tank-based aquaculture	c	c	c	c	c	c	c	c	c	
extensive agriculture	x	x	x	x	x	x	x	x	x	
- bee keeping	x	x	x	x	x	x	x	x	x	
- dairy (pasture-based)	x	x	x	x	x	x	x	x	x	
intensive livestock agriculture	x	x	x	x	x	x	x	x	x	
- feedlots	x	x	x	x	x	x	x	x	x	
- dairies (restricted)	x	x	x	x	x	x	x	x	x	
intensive plant agriculture	x	x	x	x	x	x	x	x	x	
- horticulture	x	x	x	x	x	x	x	x	x	
- turf farming	x	x	x	x	x	x	x	x	x	
- viticulture	x	x	x	x	x	x	x	x	x	
animal boarding or training establishments	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
farm buildings	x	x	x	x	x	x	x	x	x	
forestry	x	x	x	x	x	x	x	x	x	
residential accommodation	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
attached dwellings	x	x	x	x	x	x	x	x	x	
boarding houses	x	x	x	x	x	x	x	x	x	
dual occupancies	x	x	x	x	x	x	x	x	x	
- dual occupancies (attached)	x	x	x	x	x	x	x	x	x	
- dual occupancies (detached)	x	x	x	x	x	x	x	x	x	
dwelling houses	x	x	x	x	x	x	x	x	x	
group homes	x	x	x	x	x	x	x	x	x	
- group homes (permanent)	x	x	x	x	x	x	x	x	x	
- group homes (transitional)	x	x	x	x	x	x	x	x	x	
hostels	x	x	x	x	x	x	x	x	x	
multi dwelling housing	x	x	x	x	x	x	x	x	x	
residential flat buildings	x	x	x	x	x	x	x	x	x	
rural worker's dwellings	x	x	x	x	x	x	x	x	x	
secondary dwellings	x	x	x	x	x	x	x	x	x	
semi-detached dwellings	x	x	x	x	x	x	x	x	x	
seniors housing	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
- residential care facilities	x	x	x	x	x	x	x	x	x	
shop top housing	x	x	x	x	x	x	x	x	x	
home businesses	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
home occupations	x	x	x	x	x	x	x	x	x	



Land use	RE1 Public Recreation						RE2 Private Recreation			Comments
	Current LEP Provision					Proposed	Current LEP Provision		Proposed	
	Aub	Hol	Hor	Par	Hil		Par	Hil		
home occupations (sex services)	x	x	x	x	x	x	x	x	x	
<b>tourist and visitor accommodation</b>	x	x	x	x	x	x	c	x	c	All types of tourist and visitor accommodation will be permitted in RE2 zones, but will continue to be prohibited in RE1 zones as they are not considered appropriate on public open space.
backpackers' accommodation	x	x	x	x	x	x	c	x	c	
bed & breakfast accommodation	x	x	x	x	x	x	c	x	c	
farm stay accommodation	x	x	x	x	x	x	c	x	c	
hotel or motel accommodation	x	x	x	x	x	x	c	c	c	
serviced apartments	x	x	x	x	x	x	c	c	c	
camping grounds	x	x	c	x	x	x	x	x	x	These land uses are not considered appropriate in RE1 and RE2 zones, consistent with the majority of LEPs.
caravan parks	x	x	c	x	x	x	x	x	x	
eco-tourist facilities	x	x	x	x	x	x	x	x	x	
<b>commercial premises</b>	x	x	x	x	x	x	x	x	x	Only restaurants, cafes, take-away food and drink premises, markets and kiosks are considered appropriate in recreation zones as these uses can complement recreational activities and further enhance the use and enjoyment of open spaces by the public. Refer to section 3.2.1 of the Planning Proposal.
<b>business premises</b>	x	x	x	x	x	x	x	x	x	
- funeral homes	x	x	x	x	x	x	x	x	x	
<b>office premises</b>	x	x	x	x	x	x	x	x	x	
<b>retail premises</b>	x	x	x	x	x	x	x	x	x	
- specialised retail premises	x	x	x	x	x	x	x	x	x	
- cellar door premises	x	x	x	x	x	x	x	x	x	
- food & drink premises	x	x	x	x	x	x	x	x	x	
o pubs	x	x	x	x	x	x	x	x	x	
o restaurants or cafes	c	x	x	c	c	c	c	c	c	
o take-away food & drink premises	x	x	x	c	c	c	c	x	c	
o small bar	x	x	x	x	x	x	x	x	x	
- garden centres	x	x	x	x	x	x	x	x	x	
- hardware and building supplies	x	x	x	x	x	x	x	x	x	
- kiosks	c	c	c	c	c	c	c	c	c	
- landscaping material supplies	x	x	x	x	x	x	x	x	x	
- markets	c	x	x	c	c	c	c	x	c	
- plant nurseries	x	x	x	x	x	x	x	x	x	
- roadside stalls	x	x	x	x	x	x	x	x	x	
- rural supplies	x	x	x	x	x	x	x	x	x	
- shops	x	x	x	x	x	x	x	x	x	
o neighbourhood shops	x	x	x	x	x	x	x	x	x	
o neighbourhood supermarket	x	x	x	x	x	x	x	x	x	
- timber yards	x	x	x	x	x	x	x	x	x	
- vehicle sales or hire premises	x	x	x	x	x	x	x	x	x	
amusement centres	x	x	x	x	x	x	x	x	x	Proposals are generally consistent with majority of LEPs. These uses are not considered appropriate on public open space.
entertainment facilities	x	x	x	x	x	x	c	x	c	
function centres	c	x	x	x	x	x	c	x	c	
highway service centres	x	x	x	x	x	x	x	x	x	

Land use	RE1 Public Recreation						RE2 Private Recreation			Comments
	Current LEP Provision					Proposed	Current LEP Provision		Proposed	
	Aub	Hol	Hor	Par	Hil		Par	Hil		
industrial retail outlets	x	x	x	x	x	x	x	x	x	Entertainment facilities, function centres and registered clubs could support leisure activities or private recreation land.
registered clubs	x	x	x	x	x	x	c	x	c	
restricted premises	x	x	x	x	x	x	x	x	x	
service stations	x	x	x	x	x	x	x	x	x	
sex services premises	x	x	x	x	x	x	x	x	x	
veterinary hospitals	x	x	x	x	x	x	x	x	x	
wholesale supplies	x	x	x	x	x	x	x	x	x	
rural industries	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
agricultural produce industries	x	x	x	x	x	x	x	x	x	
livestock processing industries	x	x	x	x	x	x	x	x	x	
sawmill or log processing industries	x	x	x	x	x	x	x	x	x	
stock & sale yard	x	x	x	x	x	x	x	x	x	
industries	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
heavy industries	x	x	x	x	x	x	x	x	x	
- hazardous industry	x	x	x	x	x	x	x	x	x	
- offensive industry	x	x	x	x	x	x	x	x	x	
light industries	x	x	x	x	x	x	x	x	x	
- high technology industries	x	x	x	x	x	x	x	x	x	
- home industries	x	x	x	x	x	x	x	x	x	
- artisan food and drink industry	x	x	x	x	x	x	x	x	x	
general industries	x	x	x	x	x	x	x	x	x	
boat buildings and repair facilities	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
vehicle body repair workshops	x	x	x	x	x	x	x	x	x	
vehicle repair stations	x	x	x	x	x	x	x	x	x	
heavy industrial storage establishments	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
hazardous storage establishments	x	x	x	x	x	x	x	x	x	
liquid fuel depots	x	x	x	x	x	x	x	x	x	
offensive storage establishments	x	x	x	x	x	x	x	x	x	
storage premises	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
self-storage units	x	x	x	x	x	x	x	x	x	
depots	c	x	x	x	x	x	x	x	x	Depots will be permitted in B7 and IN1, IN2 and IN3 zones only. In addition, maintenance depots are permitted in RE1 zones under the <i>Infrastructure SEPP</i> if carried out by or on behalf of a public authority (on public reserves).
warehouse or distribution centres	x	x	x	x	x	x	x	x	x	
- local distribution centre	x	x	x	x	x	x	x	x	x	
sewerage systems	x	x	x	x	x	x	x	x	x	Sewerage systems are not considered appropriate in recreation zones. Note: Sewage reticulation systems are permissible under the provisions of the <i>Infrastructure SEPP</i> .
biosolids treatment facilities	x	x	x	x	x	x	x	x	x	

Land use	RE1 Public Recreation						RE2 Private Recreation			Comments
	Current LEP Provision					Proposed	Current LEP Provision		Proposed	
	Aub	Hol	Hor	Par	Hil		Par	Hil		
sewage reticulation systems	x	x	x	x	x	x	x	x	x	Water recycling facilities are not considered appropriate in recreational zones, consistent with majority of the LEPs. These can be large facilities, potentially reducing the amount of land available for public recreation.
sewage treatment plants	x	x	x	x	x	x	x	x	x	
water recycling facilities	x	x	x	c	x	x	c	x	x	
waste or resource management facilities	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
resource recovery facilities	x	x	x	x	x	x	x	x	x	
waste disposal facilities	x	x	x	x	x	x	x	x	x	
waste or resource transfer stations	x	x	x	x	x	x	x	x	x	
water supply systems	x	x	x	x	x	x	x	x	x	Water supply systems are not considered appropriate in recreation zones. Note: water reticulation systems are permitted in RE1 and RE2 zones under the provisions of the <i>Infrastructure SEPP</i> .
water reticulation systems	x	x	c	x	x	x	x	x	x	
water storage facilities	x	x	x	x	x	x	x	x	x	
water treatment facilities	x	x	x	x	x	x	x	x	x	
air transport facilities	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
airport	x	x	x	x	x	x	x	x	x	
heliport	x	x	x	x	x	x	x	x	x	
airstrip	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
helipad	x	x	x	x	x	x	x	x	x	
car parks	x	x	c	x	c	x	x	x	x	It is proposed to prohibit car parks in all recreation zones however, car parks ancillary to recreation uses will still be permitted.
electricity generating works	x	x	x	x	x	x	x	x	x	
freight transport facilities	x	x	x	x	x	x	x	x	x	
passenger transport facilities	x	x	x	x	x	x	x	x	x	
port facilities	x	x	x	x	x	x	x	x	x	Note: Port facilities are permissible in RE1 zones if carried out for or on behalf of a public authority under the provisions of the <i>Infrastructure SEPP</i> . Wharf or boating facilities are permissible in RE1 and RE2 zones if carried out for or on behalf of a public authority under the provisions of the <i>Infrastructure SEPP</i> .
roads	c	c	c	c	c	c	c	c	c	
transport depots	x	x	x	x	x	x	x	x	x	
truck depots	x	x	x	x	x	x	x	x	x	
wharf or boating facilities	x	x	x	x	x	x	x	x	x	
educational establishments	x	x	x	x	x	x	x	x	x	
schools	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
health services facilities	x	x	x	x	x	x	x	x	x	
hospitals	x	x	x	x	x	x	x	x	x	
medical centres	x	x	x	x	x	x	x	x	x	
health consulting rooms	x	x	x	x	x	x	x	x	x	It is proposed to prohibit child care centres in the RE1 zones (with the exception of specifically identified sites) as they are not considered an appropriate use of limited public open
early education and care facility	x	x	x	x	x	x	x	x	x	
centre based child care facility	c	c	c	x	c	x	c	x	c	

Land use	RE1 Public Recreation						RE2 Private Recreation			Comments
	Current LEP Provision					Propose <sub>d</sub>	Current LEP Provision		Propose <sub>d</sub>	
	Aub	Hol	Hor	Par	Hil		Par	Hil		
school based child care	x	x	x	x	x	x	x	x	x	space. Child care centres are proposed to be permitted with consent on RE2 sites. Refer to section 3.2.1 of the Planning Proposal.
home based child care	x	x	x	x	x	x	x	x	x	
community facilities	c	c	c	c	c	c	c	c	c	Emergency services facilities and respite day care centres are not considered appropriate on public open space, but may be suitable on private recreation land. Respite day care centres are similar to child care centres which are proposed to be permitted with consent in the RE2 zone.
correctional centres	x	x	x	x	x	x	x	x	x	
emergency services facilities	x	x	c	x	c	x	c	x	c	
industrial training facilities	x	x	x	x	x	x	x	x	x	
information and education facilities	c	c	x	c	c	c	c	x	c	
places of public worship	c	x	x	x	x	x	x	x	x	
public administration building	c	x	c	x	x	x	x	x	x	
research stations	x	x	x	x	x	x	x	x	x	
respite day care centres	c	c	c	x	c	x	c	x	c	
signage	x	c	x	x	x	x	x	x	x	Only building and business identification signs that relate to the specific uses on a site are considered appropriate in recreation zones.
advertising structure	x	c	x	x	x	x	x	x	x	
building identification sign	x	c	c	x	c	c	c	c	c	
business identification sign	x	c	c	x	c	c	c	c	c	
boat launching ramps	x	x	x	c	c	c	c	c	c	Boat launching ramps, boat sheds, jetties and water recreation structures are considered suitable in recreation zones given the importance of waterways in the LGA and existing uses on RE1 and RE2 zoned land.
boat sheds	x	x	x	c	x	c	c	x	c	
charter & tourism boating facilities	x	x	x	c	x	x	c	c	c	
environmental facilities	c	c	c	c	c	c	c	c	c	
jetties	x	x	x	c	c	c	c	c	c	
marinas	x	x	x	x	x	x	x	x	x	
mooring	x	x	x	x	x	x	x	x	x	
mooring pens	x	x	x	x	x	x	x	x	x	
recreation areas	c	c	c	c	c	c	c	c	c	
recreation facilities (indoor)	c	c	c	c	c	c	c	c	c	It is proposed to prohibit charter & tourism boating facilities on RE1 zoned land as this is essentially a private/commercial use of land that is meant to be publically accessible.
recreation facilities (major)	c	c	c	c	c	c	c	x	c	
recreation facilities (outdoor)	c	c	c	c	c	c	c	c	c	
water recreation structures	c	c	x	c	c	c	c	c	c	
cemetery	x	x	c	x	x	x	x	x	x	
crematorium	x	x	x	x	x	x	x	x	x	Proposals are generally consistent with the majority of LEPs.
environmental protection works	c	o	o	o	o	o	c	o	c	
exhibition homes	x	x	x	x	x	x	x	x	x	
exhibition villages	x	x	x	x	x	x	x	x	x	
extractive industries	x	x	x	x	x	x	x	x	x	
flood mitigation works	x	x	c	o	x	o	c	x	c	
mortuaries	x	x	x	x	x	x	x	x	x	
open cut mining	x	x	x	x	x	x	x	x	x	



Land use	E2 Environmental Conservation				Comments	
	Current LEP Provision			Proposed		
	Aub	Par	Hil			
agriculture	x	x	x	x	LEPs are consistent, no changes proposed.	
aquaculture	x	x	x	x		
- oyster aquaculture	c	c	c	c		
- pond based aquaculture	x	x	x	x		
- tank-based aquaculture	x	x	x	x		
extensive agriculture	x	x	x	x		
- bee keeping	x	x	x	x		
- dairy (pasture-based)	x	x	x	x		
intensive livestock agriculture	x	x	x	x		
- feedlots	x	x	x	x		
- dairies (restricted)	x	x	x	x		
intensive plant agriculture	x	x	x	x		
- horticulture	x	x	x	x		
- turf farming	x	x	x	x		
- viticulture	x	x	x	x		
animal boarding or training establishments	x	x	x	x	LEPs are consistent, no changes proposed.	
farm buildings	x	x	x	x		
forestry	x	x	x	x		
residential accommodation	x	x	x	x	LEPs are consistent, no changes proposed.	
attached dwellings	x	x	x	x		
boarding houses	x	x	x	x		
dual occupancies	x	x	x	x		
- dual occupancies (attached)	x	x	x	x		
- dual occupancies (detached)	x	x	x	x		
dwelling houses	x	x	x	x		
group homes	x	x	x	x		
- group homes (permanent)	x	x	x	x		
- group homes (transitional)	x	x	x	x		
hostels	x	x	x	x		
multi dwelling housing	x	x	x	x		
residential flat buildings	x	x	x	x		
rural worker's dwellings	x	x	x	x		
secondary dwellings	x	x	x	x		
semi-detached dwellings	x	x	x	x		
seniors housing	x	x	x	x		LEPs are consistent, no changes proposed.
- residential care facilities	x	x	x	x		
shop top housing	x	x	x	x		
home businesses	x	x	x	x	LEPs are consistent, no changes proposed.	
home occupations	x	x	x	x		

Land use	E2 Environmental Conservation				Comments
	Current LEP Provision			Proposed	
	Aub	Par	Hil		
home occupations (sex services)	x	x	x	x	LEPs are consistent, no changes proposed.
<b>tourist and visitor accommodation</b>	x	x	x	x	
backpackers' accommodation	x	x	x	x	
bed & breakfast accommodation	x	x	x	x	
farm stay accommodation	x	x	x	x	
hotel or motel accommodation	x	x	x	x	
serviced apartments	x	x	x	x	LEPs are consistent, no changes proposed.
camping grounds	x	x	x	x	
caravan parks	x	x	x	x	
eco-tourist facilities	x	x	x	x	LEPs are consistent, no changes proposed.
<b>commercial premises</b>	x	x	x	x	
<b>business premises</b>	x	x	x	x	
- funeral homes	x	x	x	x	
<b>office premises</b>	x	x	x	x	
<b>retail premises</b>	x	x	x	x	
- specialised retail premises	x	x	x	x	
- cellar door premises	x	x	x	x	
- food & drink premises	x	x	x	x	
o pubs	x	x	x	x	
o restaurants or cafes	x	x	x	x	
o take-away food & drink premises	x	x	x	x	
o small bar	x	x	x	x	
- garden centres	x	x	x	x	
- hardware and building supplies	x	x	x	x	
- kiosks	x	x	x	x	
- landscaping material supplies	x	x	x	x	
- markets	x	x	x	x	
- plant nurseries	x	x	x	x	
- roadside stalls	x	x	x	x	
- rural supplies	x	x	x	x	
- shops	x	x	x	x	
o neighbourhood shops	x	x	x	x	
o neighbourhood supermarket	x	x	x	x	
- timber yards	x	x	x	x	
- vehicle sales or hire premises	x	x	x	x	
amusement centres	x	x	x	x	LEPs are consistent, no changes proposed.
entertainment facilities	x	x	x	x	
function centres	x	x	x	x	
highway service centres	x	x	x	x	

Land use	E2 Environmental Conservation				Comments
	Current LEP Provision			Proposed	
	Aub	Par	Hil		
industrial retail outlets	x	x	x	x	
registered clubs	x	x	x	x	
restricted premises	x	x	x	x	
service stations	x	x	x	x	
sex services premises	x	x	x	x	
veterinary hospitals	x	x	x	x	
wholesale supplies	x	x	x	x	
rural industries	x	x	x	x	LEPs are consistent, no changes proposed.
agricultural produce industries	x	x	x	x	
livestock processing industries	x	x	x	x	
sawmill or log processing industries	x	x	x	x	
stock & sale yard	x	x	x	x	
industries	x	x	x	x	LEPs are consistent, no changes proposed.
heavy industries	x	x	x	x	
- hazardous industry	x	x	x	x	
- offensive industry	x	x	x	x	
light industries	x	x	x	x	
- high technology industries	x	x	x	x	
- home industries	x	x	x	x	
- artisan food and drink industry	x	x	x	x	
general industries	x	x	x	x	
boat buildings and repair facilities	x	x	x	x	LEPs are consistent, no changes proposed.
vehicle body repair workshops	x	x	x	x	
vehicle repair stations	x	x	x	x	
heavy industrial storage establishments	x	x	x	x	LEPs are consistent, no changes proposed.
hazardous storage establishments	x	x	x	x	
liquid fuel depots	x	x	x	x	
offensive storage establishments	x	x	x	x	
storage premises	x	x	x	x	LEPs are consistent, no changes proposed.
self-storage units	x	x	x	x	
depots	x	x	x	x	LEPs are consistent, no changes proposed.
warehouse or distribution centres	x	x	x	x	
- local distribution centre	x	x	x	x	
sewerage systems	x	x	x	x	LEPs are consistent, no changes proposed.  Note: sewage reticulation systems are permissible in E2 zones for under the <i>Infrastructure SEPP</i> .
biosolids treatment facilities	x	x	x	x	
sewage reticulation systems	x	x	x	x	
sewage treatment plants	x	x	x	x	
water recycling facilities	x	x	x	x	



Land use	E2 Environmental Conservation				Comments
	Current LEP Provision			Proposed	
	Aub	Par	Hil		
<b>waste or resource management facilities</b>	x	x	x	x	LEPs are consistent, no changes proposed.
resource recovery facilities	x	x	x	x	
waste disposal facilities	x	x	x	x	
waste or resource transfer stations	x	x	x	x	
<b>water supply systems</b>	x	x	x	x	LEPs are consistent, no changes proposed. Note: water reticulation systems are permissible in E2 zones under the <i>Infrastructure SEPP</i> .
water reticulation systems	x	x	x	x	
water storage facilities	x	x	x	x	
water treatment facilities	x	x	x	x	
<b>air transport facilities</b>	x	x	x	x	LEPs are consistent, no changes proposed.
airport	x	x	x	x	
heliport	x	x	x	x	
airstrip	x	x	x	x	LEPs are consistent, no changes proposed.
helipad	x	x	x	x	
car parks	x	x	x	x	LEPs are consistent, no changes proposed. Note: wharf or boating facilities are permissible in E2 zones if carried out by or on behalf of a public authority under the provisions of the <i>Infrastructure SEPP</i> .
electricity generating works	x	x	x	x	
freight transport facilities	x	x	x	x	
passenger transport facilities	x	x	x	x	
port facilities	x	x	x	x	
roads	c	c	c	c	
transport depots	x	x	x	x	
truck depots	x	x	x	x	
wharf or boating facilities	x	x	x	x	
<b>educational establishments</b>	x	x	x	x	LEPs are consistent, no changes proposed.
schools	x	x	x	x	
<b>health services facilities</b>	x	x	x	x	LEPs are consistent, no changes proposed.
hospitals	x	x	x	x	
medical centres	x	x	x	x	
health consulting rooms	x	x	x	x	
<b>early education and care facility</b>	x	x	x	x	LEPs are consistent, no changes proposed.
centre based child care facility	x	x	x	x	
school based child care	x	x	x	x	
home based child care	x	x	x	x	
community facilities	x	x	x	x	Research stations are not considered appropriate in E2 zones, consistent with the majority of LEPs.
correctional centres	x	x	x	x	
emergency services facilities	x	x	x	x	
industrial training facilities	x	x	x	x	
information and education facilities	x	x	x	x	
places of public worship	x	x	x	x	

Land use	E2 Environmental Conservation				Comments
	Current LEP Provision			Proposed	
	Aub	Par	Hil		
public administration building	x	x	x	x	
research stations	x	x	c	x	
respite day care centres	x	x	x	x	
signage	x	x	x	x	Signage is not considered appropriate in the E2 zone, consistent with the majority of LEPs. It is noted that limited signage is permitted on public reserves under the <i>Infrastructure SEPP</i> .
advertising structure	x	x	x	x	
building identification sign	c	x	x	x	
business identification sign	c	x	x	x	
boat launching ramps	x	x	x	x	LEPs are consistent, no changes proposed.
boat sheds	X	x	x	x	
charter & tourism boating facilities	x	x	x	x	
environmental facilities	c	c	c	c	
jetties	x	x	x	x	
marinas	x	x	x	x	
mooring	x	x	x	x	
mooring pens	x	x	x	x	
recreation areas	x	x	x	x	
recreation facilities (indoor)	x	x	x	x	
recreation facilities (major)	x	x	x	x	LEPs are consistent, no changes proposed.
recreation facilities (outdoor)	x	x	x	x	
water recreation structures	x	x	x	x	
cemetery	x	x	x	x	
crematorium	x	x	x	x	Environmental protection works and flood mitigation works are also permitted in E2 zones if undertaken by or on behalf of a public authority under the provisions of the <i>Infrastructure SEPP</i> .
environmental protection works	c	o	c	o	
exhibition homes	x	x	x	x	
exhibition villages	x	x	x	x	
extractive industries	x	x	x	x	
flood mitigation works	x	o	x	o	
mortuaries	x	x	x	x	
open cut mining	x	x	x	x	

Land Use	W1 Natural Waterways			W2 Recreational Waterways		Comments
	Current LEP Provision		Proposed	Current LEP Provision	Proposed	
	Aub	Par		Par		
agriculture	x	x	x	x	x	LEPs are consistent, no changes proposed.
aquaculture	c	c	c	c	c	
- oyster aquaculture	c	c	c	c	c	
- pond based aquaculture	c	c	c	c	c	
- tank-based aquaculture	c	c	c	c	c	
extensive agriculture	x	x	x	x	x	
- bee keeping	x	x	x	x	x	
- dairy (pasture-based)	x	x	x	x	x	
intensive livestock agriculture	x	x	x	x	x	
- feedlots	x	x	x	x	x	
- dairies (restricted)	x	x	x	x	x	
intensive plant agriculture	x	x	x	x	x	
- horticulture	x	x	x	x	x	
- turf farming	x	x	x	x	x	
- viticulture	x	x	x	x	x	
animal boarding or training establishments	x	x	x	x	x	LEPs are consistent, no changes proposed.
farm buildings	x	x	x	x	x	
forestry	x	x	x	x	x	
residential accommodation	x	x	x	x	x	LEPs are consistent, no changes proposed.
attached dwellings	x	x	x	x	x	
boarding houses	x	x	x	x	x	
dual occupancies	x	x	x	x	x	
- dual occupancies (attached)	x	x	x	x	x	
- dual occupancies (detached)	x	x	x	x	x	
dwelling houses	x	x	x	x	x	
group homes	x	x	x	x	x	
- group homes (permanent)	x	x	x	x	x	
- group homes (transitional)	x	x	x	x	x	
hostels	x	x	x	x	x	
multi dwelling housing	x	x	x	x	x	
residential flat buildings	x	x	x	x	x	
rural worker's dwellings	x	x	x	x	x	
secondary dwellings	x	x	x	x	x	
semi-detached dwellings	x	x	x	x	x	
seniors housing	x	x	x	x	x	LEPs are consistent, no changes proposed.
- residential care facilities	x	x	x	x	x	
shop top housing	x	x	x	x	x	LEPs are consistent, no changes proposed.
home businesses	x	x	x	x	x	

Land Use	W1 Natural Waterways			W2 Recreational Waterways		Comments
	Current LEP Provision		Proposed	Current LEP Provision	Proposed	
	Aub	Par		Par		
home occupations	x	x	x	x	x	LEPs are consistent, no changes proposed.
home occupations (sex services)	x	x	x	x	x	
<b>tourist and visitor accommodation</b>	x	x	x	x	x	
backpackers' accommodation	x	x	x	x	x	
bed & breakfast accommodation	x	x	x	x	x	
farm stay accommodation	x	x	x	x	x	
hotel or motel accommodation	x	x	x	x	x	
serviced apartments	x	x	x	x	x	LEPs are consistent, no changes proposed.
camping grounds	x	x	x	x	x	
caravan parks	x	x	x	x	x	
eco-tourist facilities	x	x	x	x	x	LEPs are consistent, no changes proposed.
<b>commercial premises</b>	x	x	x	x	x	
<b>business premises</b>	x	x	x	x	x	
- funeral homes	x	x	x	x	x	
<b>office premises</b>	x	x	x	x	x	
<b>retail premises</b>	x	x	x	x	x	
- specialised retail premises	x	x	x	x	x	
- cellar door premises	x	x	x	x	x	
- food & drink premises	x	x	x	x	x	
o pubs	x	x	x	x	x	
o restaurants or cafes	x	x	x	x	x	
o take-away food & drink premises	x	x	x	x	x	
o small bar	x	x	x	x	x	
- garden centres	x	x	x	x	x	
- hardware and building supplies	x	x	x	x	x	
- kiosks	x	x	x	c	c	
- landscaping material supplies	x	x	x	x	x	
- markets	x	x	x	x	x	
- plant nurseries	x	x	x	x	x	
- roadside stalls	x	x	x	x	x	
- rural supplies	x	x	x	x	x	
- shops	x	x	x	x	x	
o neighbourhood shops	x	x	x	x	x	
o neighbourhood supermarket	x	x	x	x	x	
- timber yards	x	x	x	x	x	
- vehicle sales or hire premises	x	x	x	x	x	
amusement centres	x	x	x	x	x	LEPs are consistent, no changes proposed.
entertainment facilities	x	x	x	x	x	

Land Use	W1 Natural Waterways			W2 Recreational Waterways		Comments
	Current LEP Provision		Proposed	Current LEP Provision	Proposed	
	Aub	Par		Par		
function centres	X	X	X	X	X	
highway service centres	X	X	X	X	X	
industrial retail outlets	X	X	X	X	X	
registered clubs	X	X	X	X	X	
restricted premises	X	X	X	X	X	
service stations	X	X	X	X	X	
sex services premises	X	X	X	X	X	
veterinary hospitals	X	X	X	X	X	
wholesale supplies	X	X	X	X	X	
rural industries	X	X	X	X	X	LEPs are consistent, no changes proposed.
agricultural produce industries	X	X	X	X	X	
livestock processing industries	X	X	X	X	X	
sawmill or log processing industries	X	X	X	X	X	
stock & sale yard	X	X	X	X	X	
industries	X	X	X	X	X	LEPs are consistent, no changes proposed.
heavy industries	X	X	X	X	X	
- hazardous industry	X	X	X	X	X	
- offensive industry	X	X	X	X	X	
light industries	X	X	X	X	X	
- high technology industries	X	X	X	X	X	
- home industries	X	X	X	X	X	
- artisan food and drink industry	X	X	X	X	X	
general industries	X	X	X	X	X	
boat buildings and repair facilities	X	X	X	X	X	LEPs are consistent, no changes proposed.
vehicle body repair workshops	X	X	X	X	X	
vehicle repair stations	X	X	X	X	X	
heavy industrial storage establishments	X	X	X	X	X	LEPs are consistent, no changes proposed.
hazardous storage establishments	X	X	X	X	X	
liquid fuel depots	X	X	X	X	X	
offensive storage establishments	X	X	X	X	X	
storage premises	X	X	X	X	X	LEPs are consistent, no changes proposed.
self-storage units	X	X	X	X	X	
depots	X	X	X	X	X	LEPs are consistent, no changes proposed.
warehouse or distribution centres	X	X	X	X	X	
- local distribution centre	X	X	X	X	X	
sewerage systems	X	X	X	X	X	LEPs are consistent, no changes proposed.
biosolids treatment facilities	X	X	X	X	X	
sewage reticulation systems	X	X	X	X	X	

Land Use	W1 Natural Waterways			W2 Recreational Waterways		Comments
	Current LEP Provision		Proposed	Current LEP Provision	Proposed	
	Aub	Par		Par		
sewage treatment plants	x	x	x	x	x	Note: sewage reticulation systems are permissible in W1 and W2 zones under the <i>Infrastructure SEPP</i> .
water recycling facilities	x	x	x	x	x	
waste or resource management facilities	x	x	x	x	x	LEPs are consistent, no changes proposed.
resource recovery facilities	x	x	x	x	x	
waste disposal facilities	x	x	x	x	x	
waste or resource transfer stations	x	x	x	x	x	
water supply systems	x	x	x	x	x	LEPs are consistent, no changes proposed. Note: water reticulation systems are permissible in W1 and W2 zones under the <i>Infrastructure SEPP</i> .
water reticulation systems	x	x	x	x	x	
water storage facilities	x	x	x	x	x	
water treatment facilities	x	x	x	x	x	
air transport facilities	x	x	x	x	x	LEPs are consistent, no changes proposed. Note: airport and heliport are permissible in W2 zones if undertaken by or on behalf of a public authority under the provisions of the <i>Infrastructure SEPP</i> .
airport	x	x	x	x	x	
heliport	x	x	x	x	x	
airstrip	x	x	x	x	x	LEPs are consistent, no changes proposed.
helipad	x	x	x	x	x	
car parks	x	x	x	x	x	LEPs are consistent, no changes proposed. Note: 'port facilities' are permissible in W2 zones if undertaken by or on behalf of a public authority under the provisions of the <i>Infrastructure SEPP</i> .
electricity generating works	x	x	x	x	x	
freight transport facilities	x	x	x	x	x	
passenger transport facilities	x	x	x	c	c	
port facilities	x	x	x	c	c	
roads	c	c	c	c	c	
transport depots	x	x	x	x	x	
truck depots	x	x	x	x	x	
wharf or boating facilities	x	x	x	x	x	
educational establishments	x	x	x	x	x	LEPs are consistent, no changes proposed.
schools	x	x	x	x	x	
health services facilities	x	x	x	x	x	LEPs are consistent, no changes proposed.
hospitals	x	x	x	x	x	
medical centres	x	x	x	x	x	
health consulting rooms	x	x	x	x	x	
early education and care facility	x	x	x	x	x	LEPs are consistent, no changes proposed.
centre based child care facility	x	x	x	x	x	
school based child care	x	x	x	x	x	
home based child care	x	x	x	x	x	
community facilities	x	x	x	c	c	LEPs are consistent, no changes proposed.

Land Use	W1 Natural Waterways			W2 Recreational Waterways		Comments
	Current LEP Provision		Proposed	Current LEP Provision	Proposed	
	Aub	Par		Par		
correctional centres	x	x	x	x	x	
emergency services facilities	x	x	x	x	x	
industrial training facilities	x	x	x	x	x	
information and education facilities	x	x	x	c	c	
places of public worship	x	x	x	x	x	
public administration building	x	x	x	x	x	
research stations	x	x	x	c	c	
respite day care centres	x	x	x	x	x	
signage	x	x	x	x	x	General signage is not considered appropriate in W1 or W2 zones, consistent with <i>Parramatta LEP 2011</i> . It is noted that some signage, such as identification, directional, community information or safety signs will continue to be permitted under the provisions of the <i>Infrastructure SEPP</i> .
advertising structure	x	x	x	x	x	
building identification sign	c	x	x	x	x	
business identification sign	c	x	x	x	x	
boat launching ramps	x	x	x	c	c	LEPs are consistent, no changes proposed.
boat sheds	x	x	x	c	c	
charter & tourism boating facilities	x	x	x	c	c	
environmental facilities	c	c	c	c	c	
jetties	x	x	x	c	c	
marinas	x	x	x	c	c	
moorings	x	x	x	c	c	
mooring pens	x	x	x	c	c	
recreation areas	x	x	x	c	c	
recreation facilities (indoor)	x	x	x	x	x	
recreation facilities (major)	x	x	x	x	x	
recreation facilities (outdoor)	x	x	x	x	x	
water recreation structures	x	x	x	c	c	
cemetery	x	x	x	x	x	Environmental protection works and flood mitigation works are proposed to be permitted without consent in W1 and W2 zones, consistent with <i>Parramatta LEP 2011</i> .  Note: Flood mitigation works are also permissible in W1 and W2 zones without consent if carried out by or on behalf of a public authority under the provisions of the <i>Infrastructure SEPP</i> .
crematorium	x	x	x	x	x	
environmental protection works	c	o	o	o	o	
exhibition homes	x	x	x	x	x	
exhibition villages	x	x	x	x	x	
extractive industries	x	x	x	x	x	
flood mitigation works	x	o	o	o	o	
mortuaries	x	x	x	x	x	
open cut mining	x	x	x	x	x	