Appendix 3 – Comparison of LEP Land Use Tables

Appleviations used in this appendix	Abbreviations	used in	n this	appendix:
-------------------------------------	----------------------	---------	--------	-----------

State Environmental Planning Policy (Affordable Rental Housing) 2009
State Environmental Planning Policy (Educational Establishments and
Child Care Facilities) 2017
Gross floor area
State Environmental Planning Policy (Infrastructure) 2007
ocal environmental plan
ocal government area
Aulti dwelling housing
Parramatta Local Environmental Plan 2011
Residential flat building
State Environmental Planning Policy (Housing for Seniors or People with a
Disability) 2004
2

Key

0	permitted without consent	ı	
С	permitted with consent		consistent across LEPs inconsistent across LEPs
X	prohibited	J	inconsistent across LEPS

Document versions

No.	Author	Version
1.	City of Parramatta Council	Pre-Gateway report to Local Planning Panel and Council

	R2 Lc	ow De	nsity l	Reside	ential			dium D sidenti			R4	High	Den	sity R	eside	ential	
Land use	Curre	ent LE	P Prov	ision	pes	Cur	rent LE	P Provi	ision	pes	Cu	rrent	LEP	Provi	sion	sed	Comments
	Hol	Hor	Par	Hil	Proposed	Aub	Hor	Par	Hil	Proposed	Aub	Hol	Hor	Par	Hil	Proposed	
agriculture	Х	Х	Х	Х	х	Х	Х	Х	Х	x	Х	Х	Х	Х	Х	Х	LEPs are consistent, no changes proposed.
aquaculture	Х	Х	Х	Х	X	Χ	×	X	Χ	X	Х	Х	Х	Х	Х	X	
- oyster aquaculture	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	
- pond based aquaculture	С	С	С	С	С	Χ	×	×	Х	X	Х	Х	Х	Х	Х	Х	
- tank-based aquaculture	С	С	С	С	С	С	С	С	С	С	Х	Х	Х	Х	Х	Х	
extensive agriculture	Х	Х	Х	Х	х	Χ	×	×	Х	X	Х	Х	Х	Х	Х	X	
- bee keeping	Х	Х	Х	Х	х	Х	×	×	Χ	X	Х	Х	Х	Х	Х	х	
- dairy (pasture-based)	Х	Х	Х	Х	х	Х	×	×	Х	X	Х	Х	Х	Х	Х	х	
intensive livestock agriculture	Х	Х	Х	Х	х	Х	×	×	Χ	X	Х	Х	Х	Х	Х	х	
- feedlots	Х	Х	Х	Х	х	Х	×	X	Χ	X	Х	Х	Х	Х	Х	х	
- dairies (restricted)	Х	Х	X	X	х	Х	×	X	Χ	X	Х	X	X	X	X	Х	
intensive plant agriculture	X	X	X	X	X	X	X	X	Х	X	X	X	X	X	X	X	
- horticulture	Х	X	X	X	X	X	X	X	Χ	X	Х	X	Х	Х	X	X	
- turf farming	Х	Х	Х	X	х	Χ	X	X	Χ	X	Х	X	X	X	X	Х	
- viticulture	X	Х	X	Х	Х	Х	X	X	Х	X	Х	Х	Х	X	Х	X	
animal boarding or training establishments	Х	Х	Х	Х	X	Χ	×	X	Χ	X	Х	Х	Х	Х	Х	X	LEPs are consistent, no changes proposed.
farm buildings	Х	Х	Х	Х	X	Χ	×	X	Χ	X	Х	Х	Х	Х	Х	X	
forestry	X	X	Х	Х	X	Χ	×	X	Х	X	Х	Х	Х	Х	Х	х	
residential accommodation	Х	Х	Х	Х	х	Х	×	Х	Х	x	Х	Х	Х	Х	Х	Х	Refers to parent term.
attached dwellings	Х	Х	Х	Х	х	С	С	С	С	С	С	С	Х	С	С	С	Permitted in R3 and R4 zones in majority of LEPs.
boarding houses	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	LEPs are consistent, no changes proposed.
dual occupancies	С	Х	С	С	С	С	X	С	С	С	Х	Х	Х	С	С	С	It is proposed to permit dual occupancies in all
- dual occupancies (attached)	С	Х	С	С	С	С	X	С	С	С	Х	Х	Х	С	С	С	residential zones, except in sensitive locations
- dual occupancies (detached)	С	×	С	С	С	С	x	С	С	С	×	x	x	С	С	С	identified on the Dual Occupancy Prohibition Map (refer to sections 2.1 and 3.2.4 of the Planning Proposal).
dwelling houses	С	С	С	С	С	С	С	С	С	С	x	x	С	С	С	С	It is proposed to permit in R4 zones to provide opportunity for a variety of housing types.
group homes	С	С	С	С	С	С	С	С	С	С	Х	Х	X	Х	Х	Χ	LEPs are consistent, no changes proposed.
- group homes (permanent)	С	С	С	С	С	С	С	С	С	С	Х	X	X	Х	X	Х	
- group homes (transitional)	С	С	С	С	С	С	С	С	С	С	x	×	×	X	×	Χ	

	R2 Lc	ow De	nsity	Reside	ential			dium D sident	•		R4	High	Den	sity R	eside	ential	
Land use	Curre	ent LE	P Prov	ision	sed	Cur	rent LE	P Prov	ision	pes	Cu	rrent	LEP	Provis	sion	sed	Comments
	Hol	Hor	Par	Hil	Proposed	Aub	Hor	Par	Hil	Proposed	Aub	Hol	Hor	Par	Hil	Propos	
hostels	С	×	С	×	С	x	×	С	x	С	С	С	х	С	X	С	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.
multi dwelling housing	x	×	x	×	×	С	С	С	С	С	С	С	х	С	С	С	It is proposed to permit MDH in R3 & R4 zones to provide opportunity for a mix of housing types.
residential flat buildings	×	×	x	×	x	×	С	x	x	x	С	С	С	С	С	С	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.
rural worker's dwellings	х	Х	х	х	x	Х	Х	Х	Х	x	Х	х	х	х	х	Х	LEPs are consistent, no changes proposed.
secondary dwellings	×	×	×	×	x	x	x	×	x	×	x	x	x	×	x	X	Secondary dwellings are permissible in all residential zones under the ARHSEPP.
semi-detached dwellings	С	×	x	×	×	U	С	С	х	С	С	х	х	С	х	С	Not considered appropriate in the R2 zone, but proposed to be permitted in R3 and R4 zones.
seniors housing	Х	Х	С	Х	С	C	С	С	С	С	Х	С	Х	С	Х	С	Note: Seniors housing and residential care facilities are
- residential care facilities	×	×	С	×	С	С	С	С	С	С	x	С	x	С	X	С	permissible in residential zones under the provisions of the Seniors Housing SEPP.
shop top housing	Х	Х	Х	Х	х	Х	Х	Х	Х	X	С	С	С	С	С	С	LEPs are consistent, no changes proposed.
home businesses	С	С	С	0	С	С	X	С	0	С	С	С	×	С	0	С	It is proposed to permit home businesses with consent and home occupations without consent in all
home occupations	0	0	0	0	0	С	С	0	0	0	С	0	С	0	0	0	residential zones, consistent with the majority of LEPs.
home occupations (sex services)	x	×	x	×	x	×	×	x	x	×	×	х	х	х	x	Χ	Home occupations (sex services) will be prohibited in all residential zones. This is consistent across all LEPs.
tourist and visitor accommodation	Х	С	Х	Х	х	Х	Х	Х	Х	х	х	х	Х	Х	Х	Х	Only bed & breakfasts are considered to be an
backpackers' accommodation	X	X	Х	X	x	Х	Х	Х	Х	X	Х	Х	Х	Х	X	X	appropriate type of tourist and visitor accommodation
bed & breakfast accommodation	С	С	С	С	С	С	Х	С	Х	С	С	Х	Х	С	X	С	use in residential zones, due to potential amenity
farm stay accommodation	X	X	X	X	X	X	X	X	X	X	Х	Х	Х	X	Х	Х	impacts.
hotel or motel accommodation serviced apartments	X	X	X	X	X	X	X	X	X	X	C	X	X	X	X	X	
	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Х	LEPs are consistent, no changes proposed.
camping grounds caravan parks	X	X	X	X	X X	X	×	X	X	X X	X	X	X	X	X	X	LEFS are consistent, no changes proposed.
eco-tourist facilities	×	^	^	^	×	^	^X	^	×	^x	X	×	X	×	X	У	

	R2 Lo	ow De	nsity	Reside	ential			dium D sidenti	•		R4	High	Den	sity R	eside	ential	
Land use	Curre	ent LE	P Prov	vision	sed	Cur	rent LE	P Provi	ision	sed	Cu	urrent	LEP	Provis	sion	pes	Comments
	Hol	Hor	Par	Hil	Proposed	Aub	Hor	Par	Hil	Proposed	Auk	Hol	Ног	Par	Hil	Proposed	
commercial premises	х	Х	Х	Х	х	Х	Х	Х	Х	x	Х	х	Х	х	х	Х	LEPs are generally consistent, no changes proposed,
business premises	Х	X	Х	X	x	Х	Х	X	Х	x	x	X	х	Х	х	Χ	with the exception of kiosks and neighbourhood shops.
- funeral homes	Х	Х	Х	Х	x	Х	×	X	Х	x	х	X	х	х	х	Χ	It is proposed to prohibit kiosks in all residential zones,
office premises	Х	Х	Х	Х	x	Х	×	X	Х	X	X	X	Х	X	Х	Χ	consistent with the majority of LEPs.
retail premises	Х	Х	Х	Х	x	Х	X	X	Х	X	X	X	Х	X	Х	Χ	It is proposed to permit neighbourhood shops in
- specialised retail premises	Х	Х	Х	Х	x	Х	×	X	Х	X	X	X	Х	X	Х	Χ	residential zones as these cater for day-to-day needs
- cellar door premises	Х	Х	Х	Х	x	Х	×	X	X	X	X	X	Х	X	Х	X	of residents or workers. Neighbourhood shops are
- food & drink premises	Х	X	Х	Х	x	X	Х	×	X	X	X	X	X	X	X	X	limited to a maximum size of 80sqm (refer to cl. 5.4(7)
o pubs	Х	Х	Х	Х	x	Х	×	X	X	X	X	X	Х	X	Х	X	of the LEP) in order to limit potential impacts to the
o restaurants or cafes	Х	Х	Х	Х	x	Х	×	X	Х	X	X	X	X	X	Х	X	locality.
o take-away food & drink premises	Х	Х	Х	Х	x	Х	×	X	Х	X	х	х	Х	Х	Х	X	
o small bar	Х	Х	Х	Х	x	Х	×	X	Х	X	х	X	Х	Х	Х	X	
- garden centres	Х	Х	Х	Х	x	Х	×	X	Х	X	х	X	Х	Х	Х	X	
- hardware & building supplies	Х	Х	Х	Х	х	Х	Х	X	Х	x	X	X	Х	Х	Х	х	
- kiosks	X	X	Х	X	X	Χ	X	X	Χ	X	X	С	X	X	Х	X	
- landscaping material supplies	Х	Х	Х	Х	х	Х	×	X	Х	X	X	X	Х	Х	Х	X	
- markets	X	X	Χ	X	X	X	X	X	Χ	X	X	X	X	Х	Х	Х	
- plant nurseries	Х	Х	Х	Х	х	Х	×	X	Х	X	X	Х	Х	Х	Х	X	
- roadside stalls	Х	Х	Х	Х	х	Х	×	X	Х	X	X	Х	Х	Х	Х	X	
- rural supplies	Х	Х	Х	Х	х	Х	×	X	Х	X	Х	Х	Х	Х	Х	X	
- shops	Х	Х	Х	Х	x	Х	×	X	Х	X	х	х	Х	Х	Х	X	
o neighbourhood shops	Χ	Х	С	Х	С	С	С	С	С	С	С	С	С	С	С	С	
o neighbourhood supermarket	Х	Х	Х	X	х	Х	×	X	Х	X	X	X	Х	Х	Х	X	
- timber yards	Х	Х	Х	Х	X	Х	×	X	X	X	X	X	Х	X	Х	X	
- vehicle sales or hire premises	Х	Х	Х	X	X	Х	Х	X	Х	X	X	X	Х	X	Х	X	
amusement centres	Х	Х	Х	Х	x	Х	×	×	Х	x	x	X	X	х	Х	х	LEPs are generally consistent, no changes proposed,
entertainment facilities	х	х	х	X	x	Х	х	Х	Х	x	X	x	х	х	х	x	with the exception of veterinary hospitals. It is
function centres	X	X	Х	X	x	Х	х	Х	Х	x	X	X	х	х	х	X	proposed to prohibit this use in the R2 zone as it is not
highway service centres	X	X	Х	X	x	Х	х	Х	Х	x	X	x	х	х	х	X	considered appropriate in residential zones due to
industrial retail outlets	X	X	Х	X	x	Х	х	Х	Х	x	X	x	х	х	х	x	potential amenity impacts, consistent with the majority
registered clubs	X	X	Х	X	x	Х	х	Х	Х	x	×	×	×	х	х	X	of LEPs.
restricted premises	X	X	Х	X	x	X	X	X	X	х	×	×	×	х	Х	X	
service stations	X	X	х	X	x	Х	х	X	X	х	×	×	×	х	х	Х	

	R2 Lc	ow De	nsity l	Reside	ential			dium D sidenti	•		R4	High	Dens	sity R	eside	ntial	
Land use	Curre	ent LE	P Prov	ision	peg	Cur	rent LE	P Provi	ision	peg	Cu	rrent	LEP I	Provis	ion	peg	Comments
	Hol	Hor	Par	Hil	Proposed	Aub	Hor	Par	Hil	Proposed	Aub	Hol	Hor	Par	Hil	Propos	
sex services premises	Х	Х	Х	Х	х	Х	Х	Х	Х	х	Х	Х	Х	Х	Х	Х	Refer to comments on previous page.
veterinary hospitals	Х	С	Х	Х	x	Х	Х	X	Х	X	Х	х	Х	х	Х	х	
wholesale supplies	Х	Х	Х	Х	х	Х	Х	X	Х	X	Х	Х	Х	Х	Х	Х	
rural industries	Х	Х	Х	Х	Х	Х	Х	X	Х	X	Х	Х	Х	Х	Х	Х	LEPs are consistent, no changes proposed.
agricultural produce industries	Х	Х	Х	х	x	Х	Х	×	Х	x	Х	х	Х	х	Х	Х	
livestock processing industries	Х	X	Х	Х	x	Х	×	X	×	x	Х	х	X	Х	Х	Х	
sawmill or log processing industries	Х	Х	Х	Х	x	Х	×	X	×	x	Х	х	X	Х	Х	Х	
stock & sale yard	X	Х	Х	Х	x	Х	Х	X	Х	X	Х	Х	Х	Х	Х	Х	
industries	Х	Х	Х	Х	Х	Х	Х	х	Х	х	Х	Х	Х	Х	Х	х	All industrial uses will be prohibited in residential zones,
heavy industries	Х	Х	Х	Х	х	Х	Х	x	Х	х	Х	х	Х	Х	Х	х	except home industries in the R2 zone, consistent with
- hazardous industry	Х	Х	Х	х	х	Х	×	×	×	x	Х	Х	Х	Х	Х	X	the current Holroyd and Parramatta LEPs.
- offensive industry	Х	Х	Х	х	х	Х	×	×	×	x	Х	Х	Х	Х	Х	X	
light industries	Х	Х	Х	Х	x	Х	Х	×	Х	x	Х	х	X	Х	Х	Х	
- high technology industries	Х	X	X	Х	x	Х	×	×	×	x	Х	x	X	Х	Х	Х	
- home industries	С	Х	С	Х	С	Х	×	×	×	x	Х	С	Х	Х	Х	Х	
- artisan food and drink industry	х	х	Х	х	x	Х	Х	×	Х	x	х	х	х	х	Х	Х	
general industries	Х	Х	Х	Х	х	Х	Х	X	Х	x	Х	Х	Х	Х	Х	х	
boat buildings and repair facilities	Х	Х	Х	Х	Х	Х	Х	X	Х	Х	Х	Х	X	Х	Х	Х	LEPs are consistent, no changes proposed.
vehicle body repair workshops	Х	Х	Х	Х	х	Х	×	×	×	x	Х	х	X	Х	Х	X	
vehicle repair stations	Х	Х	Х	Х	х	Х	×	×	×	x	Х	х	X	Х	Х	Х	
heavy industrial storage establishments	Х	Х	Х	Х	х	Х	Х	X	Х	х	Х	Х	Х	Х	Х	Х	LEPs are consistent, no changes proposed.
hazardous storage establishments	Х	Х	Х	X	X	Х	X	X	Х	X	Х	Х	X	Х	Χ	X	
liquid fuel depots	Х	Х	Х	Х	х	Х	×	X	×	х	Х	Х	Х	Х	Х	Х	
offensive storage establishments	Х	Х	Х	Х	х	Х	Х	×	Х	x	Х	Х	Х	Х	Х	Х	
storage premises	Х	Х	Х	Х	Х	Х	Х	Х	×	х	Х	Х	Х	Х	Х	Х	LEPs are consistent, no changes proposed.
self-storage units	Х	Х	Х	Х	х	Х	×	X	X	х	Х	Х	Х	Х	Х	х	
depots	Х	Х	Х	Х	х	Х	Х	×	Х	х	Х	Х	Х	Х	Х	х	LEPs are consistent, no changes proposed.
warehouse or distribution centres	X	X	X	X	X	Х	Х	Х	Х	x	Х	X	X	Х	X	Х	·
- local distribution centre	X	X	X	X	X	X	X	Χ	Х	X	X	X	X	Х	X	×	
sewerage systems	х	х	X	х	x	x	x	х	x	x	×	x	x	х	x	х	It is proposed to permit water recycling facilities in R2- R4 zones, as they will assist with achieving Council's
biosolids treatment facilities	x	x	x	×	x	x	×	×	x	x	×	×	×	x	x	х	sustainability objectives, as outlined in our Community Strategic Plan 2018-2038 and Environmental Sustainability

	R2 Lc	ow De	nsity	Reside	ential			dium D sidenti	•		R4	High	Den	sity R	eside	ential	
Land use	Curre	ent LE	P Prov	ision/	pes	Cur	rent LE	P Provi	ision	sed	Cu	ırrent	LEP	Provis	sion	pes	Comments
	Hol	Hor	Par	Hil	Proposed	Aub	Hor	Par	Hil	Proposed	Aub	Hol	Ноі	Par	Hil	Propos	
sewage reticulation systems	x	Х	х	Х	x	Х	x	х	x	x	х	x	x	х	x	х	Strategy 2017. For other land uses, LEPs are consistent
sewage treatment plants	x	×	x	x	x	х	×	x	×	×	х	x	х	×	х	х	and no changes are proposed.
water recycling facilities	×	Х	С	Х	С	Х	х	С	х	С	X	X	×	С	X	C	Note: sewage reticulation systems are permitted in residential zones under the <i>Infrastructure SEPP</i> .
waste or resource management facilities	Х	Х	Х	Х	х	X	х	Х	Х	х	Х	Х	Х	х	Х	Х	LEPs are consistent, no changes proposed.
resource recovery facilities	Х	Х	Х	X	X	Х	Х	X	X	X	X	X	X	X	Х	X	
waste disposal facilities	Х	Х	Х	Х	X	Х	Х	X	Х	X	Х	x	х	Х	Х	X	
waste or resource transfer stations	Х	Х	Х	Х	x	Х	Х	х	Х	X	Х	X	Х	Х	Х	Х	
water supply systems	Х	Х	Х	Х	х	Х	Х	×	Х	х	Х	Х	x	Х	Х	х	Proposals consistent with the majority of LEPs.
water reticulation systems	Χ	С	Х	Х	х	Х	С	X	Х	Х	Х	Х	С	Х	Х	Х	Note: Water reticulation systems are permissible under
water storage facilities	Х	Х	Х	Х	х	Х	Х	X	Х	X	Х	Х	х	х	Х	Х	the Infrastructure SEPP.
water treatment facilities	Х	Х	Х	Х	х	Х	Х	X	Х	X	Х	Х	Х	Х	Х	Х	
air transport facilities	Х	Х	Х	Х	X	Х	Х	Х	Х	х	Х	Х	Х	Х	Х	Х	LEPs are consistent, no changes proposed.
airport	Х	Х	Х	Х	x	Х	Х	X	Х	x	Х	X	X	Х	Х	Х	
heliport	Х	Х	Х	Х	x	Х	Х	X	Х	x	Х	X	X	Х	Х	Х	
airstrip	Х	Х	Х	Х	х	С	Х	X	Х	х	С	Х	Х	Х	Х	х	These uses are not considered appropriate in
helipad	Х	X	Х	X	x	С	Х	×	Х	х	С	X	X	X	Х	Х	residential zones, consistent with majority of LEPs.
car parks	Х	Х	Х	Х	х	Х	Х	X	С	х	Х	Х	Х	Х	С	х	Car parks and truck depots are not considered
electricity generating works	Х	Х	Х	Х	х	Х	Х	×	Х	X	Х	Х	х	Х	Х	Х	appropriate in residential zones, consistent with the
freight transport facilities	Х	Х	Х	Х	x	Х	Х	×	Х	X	Х	Х	х	Х	Х	Х	majority of LEPs.
passenger transport facilities	Х	Х	Х	х	x	Х	Х	×	Х	X	Х	X	х	Х	Х	Х	For other land uses, LEPs are consistent and no
port facilities	Х	Х	Х	Х	x	Х	Х	×	Х	x	Х	х	×	х	Х	Х	changes are proposed.
roads	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	Note: Wharf or boating facilities are permissible in
transport depots	Х	Х	Х	Х	х	Х	Х	×	Х	x	х	х	х	х	Х	х	residential zones if carried out by or on behalf of a
truck depots	Х	Х	Х	Х	x	С	Х	X	Х	х	С	Х	X	X	Х	Х	public authority under the provisions of the
wharf or boating facilities	Х	X	Х	×	x	X	Х	X	Х	x	Х	Х	Х	×	Х	Х	Infrastructure SEPP.
educational establishments	X	С	С	С	С	С	×	С	С	С	С	X	X	С	С	С	Consistent with majority of LEPs. Note. Educational
schools	×	С	С	С	С	С	×	С	С	С	С	×	x	С	С	С	establishments are also permitted under the provisions of the Educational Establishment and Child Care SEPP.
health services facilities	Х	Х	Х	Х	х	С	Х	Х	С	х	С	X	Х	Х	С	х	As per majority of LEPs. Note: Health services facilities
hospitals	Χ	X	С	Х	X	С	Х	Х	С	х	С	Х	Х	Х	С	Х	will continue to be permissible in residential zones
medical centres	Х	Х	Х	Х	X	С	Х	Х	С	х	С	Х	Х	Х	С	Х	under the provisions of the <i>Infrastructure SEPP</i> .

	R2 Lo	ow De	nsity	Reside	ential		R3 Med Re	dium D sident	•		R4	High	Dens	sity Ro	eside	ntial	
Land use	Curr	ent LE	P Prov	/ision	pes	Cur	rent LE	P Prov	ision	pes	Cu	rrent	LEP I	Provis	ion	sed	Comments
	Hol	Hor	Par	Hil	Proposed	Aub	Hor	Par	Hil	Proposed	Aub	Hol	Hor	Par	Hil	Propo	
health consulting rooms	С	X	С	С	Х	С	X	X	С	Х	С	X	X	X	С	Х	Refer to comments on previous page.
early education and care facility	×	X	X	С	х	С	X	Х	С	х	С	×	×	X	С	х	It is proposed to permit each type of early education
centre based child care facility	С	С	С	С	С	С	С	С	С	С	С	С	С	С	O	С	and care facility in residential zones. Note: Centre
school based child care	X	X	Х	С	С	С	Х	Х	С	С	С	Х	Х	Х	С	X	based child care facilities is a mandatory permitted use in R2 zones under the Educational Establishment and
home based child care	×	С	С	С	С	С	С	С	С	С	С	х	С	С	С	С	Child Care SEPP.
community facilities	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	It is proposed to permit emergency services facilities
correctional centres	Х	Х	Х	Х	х	Х	X	X	Х	X	Х	х	Х	Х	Х	X	and public administration buildings in residential zones.
emergency services facilities	Х	С	С	С	С	С	С	С	С	С	С	Х	С	С	С	С	Information and education facilities (e.g. a museum)
industrial training facilities	X	Х	Х	X	X	Х	X	Х	Х	х	X	X	Х	Х	Х	X	are not considered appropriate in R2 zones, but will be
information and education facilities	X	С	X	X	X	Χ	X	С	X	С	X	X	Х	С	Х	С	permitted in R3 and R4 zones.
places of public worship	С	С	Х	С	X	С	С	С	С	С	С	С	С	С	С	С	It is proposed to prohibit places of public worship in R2
public administration building	Х	С	С	Х	С	С	X	С	X	С	С	Х	Х	С	Х	С	zones due to concerns with amenity impacts on low
research stations	Х	Х	Х	Х	х	Х	X	x	x	X	Х	Х	Х	Х	Х	X	density residential neighbourhoods.
respite day care centres	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	asinot, residential resignations
signage	Х	Х	Х	Х	X	Х	X	X	Х	X	Х	X	X	x	X	X	LEPs are consistent, no changes proposed.
advertising structure	Х	Х	Х	Х	X	Х	×	×	×	X	Х	X	X	Х	Х	X	
building identification sign	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	
business identification sign	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	
boat launching ramps	Х	Х	Х	Х	x	С	X	Х	Х	X	С	X	Х	Х	Х	х	Boat launching ramps, environmental facilities and
boat sheds	Х	Х	Х	Х	х	Х	X	×	х	X	Х	Х	Х	х	Х	Х	jetties are proposed to be prohibited in residential
charter & tourism boating facilities	Х	Х	Х	Х	x	Х	×	×	×	X	Х	х	Х	x	Х	X	zones, consistent with the majority of LEPs. These uses
environmental facilities	Х	Х	С	X	х	Χ	×	С	×	X	X	X	Х	С	Х	X	are not considered suitable in residential zones.
jetties	Х	Х	Х	Х	х	С	×	×	×	X	С	X	Х	Х	Х	X	Indoor recreation facilities are not considered
marinas	Х	Х	Х	Х	х	Х	×	×	×	X	Х	X	Х	x	Х	X	appropriate in R2 zones due to concerns with impacts
mooring	Х	Х	Х	Х	х	Х	×	×	×	X	х	х	Х	х	Х	Х	on residential amenity, but will be permitted in R3 and
mooring pens	Х	Х	Х	Х	х	Х	x	х	x	x	х	х	Х	х	Х	Х	R4 zones. Refer to section 3.2.1 of the Planning
recreation areas	С	С	С	С	С	С	С	С	С	С	С	С	С	С	C	С	Proposal.
recreation facilities (indoor)	Х	Х	С	Х	х	С	С	С	Х	С	С	Х	С	С	Х	С	Outdoor recreation facilities will be permitted in all
recreation facilities (major)	х	х	х	х	x	Х	Х	Х	Х	x	х	х	х	х	х	X	residential zones, consistent with the majority of LEPs.
recreation facilities (outdoor)	X	С	С	X	С	С	С	С	Х	С	С	Х	С	С	Х	С	
water recreation structures	Х	X	Х	Х	x	Х	Х	Х	Х	X	Χ	Χ	Х	Х	Χ	X	

	R2 Lo	ow De	nsity	Reside	ential			dium D sidenti	ensity al		R4	High	Den	sity R	eside	ential	
Land use	Curre	ent LE	P Prov	/ision	pes	Cur	ent LE	P Provi	sion	pes	Cu	rrent	LEP	Provis	ion	pes	Comments
	Hol	Hor	Par	Hil	Propos	Aub	Hor	Par	Hil	Propos	Aub	Hol	Hor	Par	Hil	Propos	
cemetery	Х	Х	Х	Х	х	Х	Х	Х	Х	х	х	Х	х	Х	Х	Х	Proposals are consistent with the majority of LEPs.
crematorium	Х	х	Х	Х	x	Х	Х	X	X	х	х	х	х	х	Х	х	Note: Flood mitigation works are permitted in
environmental protection works	С	0	С	С	С	С	0	С	С	С	С	С	0	С	С		residential zones if carried out by or on behalf of a
exhibition homes	С	С	С	С	С	С	Х	С	С	С	Х	С	X	С	С		public authority under the provisions of the
exhibition villages	С	Х	С	С	С	Χ	Х	X	С	X	X	X	X	x	Х		Infrastructure SEPP.
extractive industries	Х	Х	Х	Х	х	Х	Х	X	X	х	Х	Х	х	х	Х	х	
flood mitigation works	Х	С	С	С	С	Х	С	С	С	С	С	Х	С	С	С	С	
mortuaries	Х	Х	Х	Х	Х	Х	Х	Х	Х	X	Х	х	X	Х	Х	х	
open cut mining	X	Х	Х	X	Х	Х	X	X	X	X	Х	Х	X	X	Х	X	

	B1 N	Neighb	ourho	od Cer	ntre		B2 L	ocal C	entre		
Land use	Curr	ent LE	P Provi	sion	pes	Cur	rent LE	P Prov	ision	pes	Comments
	Aub	Hor	Par	Hil	Proposed	Aub	Hor	Par	Hil	Proposed	
agriculture	Х	Х	Х	Х	х	Х	Х	Х	Х	х	LEPs are consistent, no changes proposed.
aquaculture	X	×	Х	×	х	×	×	Х	X	Х	
- oyster aquaculture	С	С	С	С	С	С	С	С	С	С	
- pond based aquaculture	X	×	X	×	х	×	×	×	×	Х	
- tank-based aquaculture	С	С	С	С	С	С	С	С	С	С	
extensive agriculture	X	×	Х	×	х	×	×	Х	×	х	
- bee keeping	X	×	Х	X	х	X	х	Х	X	х	
- dairy (pasture-based)	X	×	Х	Х	х	X	х	Х	X	х	
intensive livestock agriculture	x	×	Х	×	х	×	×	Х	×	х	
- feedlots	x	×	Х	×	х	×	×	х	×	х	
- dairies (restricted)	x	×	Х	×	х	×	×	х	×	х	
intensive plant agriculture	x	×	Х	×	х	×	×	Х	×	х	
- horticulture	X	×	Х	×	х	×	×	Х	×	х	
- turf farming	X	×	Х	×	х	×	×	Х	×	х	
- viticulture	X	×	Х	×	х	×	×	Х	×	х	
animal boarding or training establishments	Х	Х	Х	Х	х	Х	Х	Х	Х	Х	LEPs are consistent, no changes proposed.
farm buildings	X	X	X	X	х	х	X	X	X	х	
forestry	х	×	Х	×	х	X	X	Х	X	х	
residential accommodation	X	×	Х	X	Х	X	×	Х	X	Х	It is proposed to allow shop top housing and residential flat buildings
attached dwellings	Х	С	Х	С	Х	X	X	×	С	х	(provided non-residential uses are provided at ground floor) in B1 and B2
boarding houses	С	С	С	С	С	С	С	С	С	С	zones. Refer to section 2.1 of the Planning Proposal.
dual occupancies	X	×	Х	X	х	×	X	Х	X	х	Other types of residential accommodation are not considered appropriate in
- dual occupancies (attached)	х	×	Х	Х	х	x	X	Х	X	х	these areas as they do not provide the opportunity for ground floor
- dual occupancies (detached)	Х	×	х	X	х	×	Х	×	X	х	commercial uses to be provided within centres.
dwelling houses	X	×	Х	×	х	×	×	Х	×	х	
group homes	С	С	Х	X	Х	С	С	Х	X	Х	•
- group homes (permanent)	С	С	Х	Х	X	С	С	Х	X	Х	
- group homes (transitional)	С	С	Х	Х	х	С	С	х	Х	х	
hostels	X	Х	С	Х	х	x	С	С	X	х	
multi dwelling housing	X	С	Х	Х	х	x	X	X	С	х	
residential flat buildings	С	С	Х	Х	С	С	X	X	С	С	
rural worker's dwellings	×	Х	Х	Х	Х	Х	Х	Х	Х	х	
secondary dwellings	Х	Х	Х	Х	х	Х	Х	X	Х	х	
semi-detached dwellings	X	Х	Х	Х	х	Х	Х	X	Х	х	**

	B1 N	Neighb	ourho	od Cei	ntre		B2 L	ocal C	entre		
Land use	Curr	ent LE	P Provi	ision	sed	Cur	rent LE	P Prov	ision	pes	Comments
Land date	Aub	Hor	Par	Hil	Proposed	Aub	Hor	Par	Hil	Proposed	Comments
seniors housing	Х	Х	Х	Х	х	х	Х	х	Х	х	Note: Seniors housing and residential care facilities are permitted under the
- residential care facilities	×	Х	Χ	Х	X	X	X	X	X	С	provisions of the Seniors Housing SEPP.
shop top housing	С	С	С	С	С	С	С	С	С	С	
home businesses	С	X	С	0	С	С	Х	С	0	С	Only home businesses and home occupations are considered appropriate in
home occupations	С	С	0	0	С	С	С	0	0	С	B1 and B2 zones. It is proposed to make these permitted with development
home occupation (sex services)	X	Х	Х	Х	х	Х	Х	Х	Х	х	consent.
tourist and visitor accommodation	С	Х	Х	Х	Х	С	С	С	С	С	Tourist and visitor accommodation is not considered appropriate in B1 zones,
backpackers' accommodation	С	X	×	X	×	С	С	С	С	С	with the exception of bed & breakfast accommodation. However, all types of
bed & breakfast accommodation	С	×	С	Х	С	С	С	С	С	С	tourist and visitor accommodation will be permitted in B2 zones, consistent
farm stay accommodation	X	×	Х	Χ	х	С	С	С	С	С	with all LEPs.
hotel or motel accommodation	С	×	×	×	×	С	С	С	С	С	
serviced apartments	С	×	Х	Х	х	С	С	С	С	С	
camping grounds	Х	Х	Х	Х	Х	Х	X	Х	X	Х	LEPs are consistent, no changes proposed.
caravan parks	X	×	×	×	x	X	×	×	X	Х	
eco-tourist facilities	X	Χ	X	Х	Х	Х	Х	Х	Χ	Х	
commercial premises	С	С	С	Х	Х	С	С	С	С	С	All types of commercial premises will be permitted in B2 zones, consistent with
business premises	С	С	С	С	С	С	С	С	С	С	the current approach across all LEPs. No changes are proposed.
- funeral homes	С	С	С	С	С	С	С	С	С	С	However, only certain commercial uses are considered appropriate in B1 zones
office premises	С	×	С	Х	С	С	С	С	С	С	as these are often located in/adjoining to low density residential areas. For
retail premises	С	С	С	Х	х	С	С	С	С	С	example, pubs are not considered appropriate in B1 zones as these can vary in
- specialised retail premises			•	•							size creating the potential for amenity impacts on low density
(bulky goods premises)	Х	X	X	Х	Х	С	С	С	С	С	neighbourhoods, but small bars will be permitted (size is limited under the
- cellar door premises	X	С	С	С	С	С	С	С	С	С	Liquor Act 2007).
- food & drink premises	С	С	С	Х	х	С	С	С	С	С	
o pubs	С	X	Х	Х	х	С	С	С	С	С	
o restaurants or cafes	С	С	С	С	С	С	С	С	С	С	
o take-away food & drink premises	С	С	С	С	С	С	С	С	С	С	
o small bar	С	С	С	Х	С	С	С	С	С	С	
- garden centres	С	Х	Х	Х	С	С	С	С	С	С	
- hardware & building supplies	С	Х	Х	Х	С	С	С	С	С	С	
- kiosks	С	С	С	С	С	С	С	С	С	С	
- landscaping material supplies	С	Х	Х	Х	х	С	С	С	С	С	
- markets	С	С	С	С	С	С	С	С	С	С	
- plant nurseries	С	С	Х	Х	С	С	С	С	С	С	

	B1 N	Neighb	ourho	od Cer	ntre		B2 L	ocal C	entre		
Land use	Curr	ent LEI	P Provi	sion	sed	Curi	ent LE	P Prov	ision	sed	Comments
	Aub	Hor	Par	Hil	Proposed	Aub	Hor	Par	Hil	Proposed	
- roadside stalls	Χ	С	С	С	С	С	C	С	С	С	Refer to comments on previous page.
- rural supplies	X	Х	Х	Х	х	С	С	С	С	С	
- shops	С	С	С	С	С	С	С	С	С	С	
o neighbourhood shops	С	С	С	С	С	С	С	С	С	С	
o neighbourhood supermarket	С	С	С	С	С	С	С	С	С	С	
- timber yards	С	Χ	Χ	Χ	X	С	С	С	С	С	
- vehicle sale or hire premises	X	Х	Х	Х	Х	С	С	С	С	С	
amusement centres	С	Х	Х	С	х	С	С	Х	С	С	Amusement centres, registered clubs and service stations are not considered
entertainment facilities	X	X	X	Х	х	С	С	С	С	С	appropriate in the B1 zone due to potential amenity impacts with surrounding
function centres	X	X	Х	X	X	С	С	С	С	С	residential neighbourhoods. However, these uses may be suitable in B2 zones.
highway service centres	X	X	Х	X	X	Х	Χ	X	X	X	
industrial retail outlets	X	×	Х	X	X	Х	Χ	X	X	X	Other proposals are consistent with the majority of LEPs.
registered clubs	С	X	Χ	X	Х	С	С	С	С	С	
restricted premises	X	X	Х	X	Х	С	С	С	С	С	
service stations	X	С	С	С	С	С	С	С	С	С	
sex services premises	X	×	X	X	X	Χ	X	X	X	Х	
veterinary hospitals	С	С	С	С	С	С	С	С	С	С	
wholesale supplies	X	X	Χ	X	Х	Х	Χ	Х	X	Х	
rural industries	X	Х	Х	Х	х	Х	Χ	X	×	Х	LEPs are consistent, no changes proposed.
agricultural produce industries	X	×	Х	×	Х	Х	Χ	Х	X	X	
livestock processing industries	X	X	Х	X	х	Х	Х	Х	X	Х	
sawmill or log processing industries	X	X	Х	X	х	Х	Х	Х	X	Х	
stock & sale yard	X	×	Χ	X	Х	Х	Χ	Χ	X	Х	
industries	X	×	Х	×	Х	Х	Χ	X	X	Х	LEPs are consistent, no changes proposed.
heavy industries	×	×	Х	×	х	Х	Х	Х	×	х	
- hazardous industry	Х	Х	Х	Х	x	Х	X	X	X	X	
- offensive industry	×	×	Х	×	х	Х	Х	Х	×	х	
light industries	×	×	Х	×	х	Х	Х	Х	×	х	
- high technology industries	Х	x	х	х	x	х	X	X	Х	х	
- home industries	Х	Х	х	Х	х	Х	Х	Х	Х	х	
- artisan food and drink industry	Х	X	Х	X	х	Х	X	X	Χ	х	
general industries	Х	Х	X	Х	x	Х	X	X	X	x	

	B1 N	Neighb	ourho	od Cer	ntre		B2 L	ocal C	entre		
Land use	Curr	ent LE	P Provi	ision	sed	Curi	rent LE	P Prov	ision	pes	Comments
	Aub	Hor	Par	Hil	Proposed	Aub	Hor	Par	Hil	Proposed	
boat buildings and repair facilities	Х	Х	Х	Х	х	Х	Х	Х	Х	х	These land uses are not considered appropriate in B1 and B2 zones, consistent
vehicle body repair workshops	X	Х	Х	X	х	С	Х	Х	Х	х	with the majority of LEPs. Note: site-specific provisions apply to B1 zoned land
vehicle repair stations	С	X	X	С	Х	С	X	X	С	х	at Wentworth Point, permitting boat building and repair facilities in this area.
heavy industrial storage establishments	X	Х	Х	×	х	Х	Х	Х	Х	х	LEPs are consistent, no changes proposed.
hazardous storage establishments	X	Х	Х	×	х	Х	Х	Х	Х	х	
liquid fuel depots	X	×	Х	×	х	×	Х	Х	×	х	
offensive storage establishments	X	Х	Х	×	Х	Х	Х	Х	Х	х	
storage premises	x	Х	Х	Х	х	Х	Х	Х	Х	х	LEPs are consistent, no changes proposed.
self-storage units	С	Х	Х	X	х	С	Х	Х	Х	х	
depots	×	×	Х	Х	х	×	Х	Х	×	х	These land uses are not considered appropriate in B1 and B2 zones, consistent
warehouse or distribution centres	С	X	Х	X	х	С	Х	Х	X	х	with the majority of LEPs.
- local distribution centre	C	Х	Х	X	x	С	Х	Х	Χ	х	
sewerage systems	X	С	Х	Х	х	Х	С	Х	Х	х	It is proposed to permit water recycling facilities in all zones, as they will assist
biosolids treatment facilities	×	Х	Х	Х	х	Х	Х	Х	Х	х	with achieving Council's sustainability objectives as outlined in Council's
sewage reticulation systems	×	Х	Х	×	х	Х	Х	Х	Х	х	Community Strategy Plan 2018-2038 and Environmental Sustainability Strategy
sewage treatment plants	×	Х	Х	×	х	Х	Х	Х	Х	х	2017. Note: sewage reticulation systems are permissible in B1 and B2 zones for
water recycling facilities	X	С	С	Х	С	Х	С	С	Х	С	any person under the provisions of the <i>Infrastructure SEPP</i> .
waste or resource management facilities	Х	С	х	С	х	Х	С	х	Х	х	Waste or resource management facilities are not considered appropriate in B1
resource recovery facilities	x	X	X	x	х	X	Х	X	X	х	and B2 zones.
waste disposal facilities	x	х	х	×	х	х	Х	Х	Х	х	
waste or resource transfer stations	×	С	x	С	х	X	С	С	X	х	
water supply systems	X	Х	Х	X	х	Х	Х	Х	Х	Х	Consistent with majority of LEPs.
water reticulation systems	X	С	Х	X	х	×	С	Х	×	х	Note: water reticulation systems are permissible in B1 and B2 zones for any
water storage facilities	х	х	X	Х	x	х	Х	X	Х	х	person under the provisions of the <i>Infrastructure SEPP</i> .
water treatment facilities	X	Х	Х	X	х	Х	Х	Х	Х	Х	F
air transport facilities	Х	Х	Х	Х	х	Х	Х	Х	Х	х	LEPs are consistent, no changes proposed.
airport	х	х	Х	Х	х	х	Х	Х	Х	х	
heliport	Х	Х	Х	Х	х	Х	Х	Х	Х	х	
airstrip	С	X	X	Χ	X	С	Χ	X	Χ	х	These land uses are not considered appropriate in B1 and B2 zones.
helipad	С	Х	X	X	х	С	X	X	X	х	

	BIL	Neighb	ourho	od Cer	ntre		B2 L	ocal C	entre		
Land use	Curr	ent LEI	P Provi	sion	pes	Curi	ent LE	P Prov	ision	pes	Comments
	Aub	Hor	Par	Hil	Proposed	Aub	Hor	Par	Ξ	Proposed	
car parks	С	С	С	Х	С	С	С	С	C	С	Proposals are consistent with the majority of LEPs.
electricity generating works	×	×	Х	Х	Х	Х	Χ	X	X	х	Note: wharf or boating facilities are permissible in B1 and B2 zones if carried
freight transport facilities	X	×	×	X	Х	X	X	×	X	Х	out by or on behalf of a public authority under the provisions of the
passenger transport facilities	X	×	×	×	х	С	С	С	С	С	Infrastructure SEPP.
port facilities	X	С	X	X	Х	Χ	С	Х	X	х	
roads	С	С	С	С	С	С	С	С	С	С	
transport depots	x	×	×	x	х	Х	C	Х	X	х	
truck depots	С	×	×	X	х	С	Χ	Х	×	х	
wharf or boating facilities	×	×	×	×	х	Х	Х	Х	×	х	
educational establishments	С	С	С	С	С	С	С	С	С	С	LEPs are consistent, no changes proposed. Educational establishments are
schools	С	С	С	С	С	С	С	С	С	С	also permissible under the Educational Establishments and Child Care SEPP.
health services facilities	Х	Х	Х	Х	х	С	С	С	С	С	Proposals are consistent with the majority of LEPs.
hospitals	X	×	×	X	Х	С	C	С	С	С	Note. Health consulting rooms are permitted in B1 and B2 zones under the
medical centres	С	С	С	С	С	С	U	С	С	С	provisions of the Infrastructure SEPP.
health consulting rooms	X	С	С	С	С	С	C	С	С	С	provisions of the minustracture of the
early education and care facility	С	С	С	С	С	С	С	С	С	С	LEPs are consistent, no changes proposed. Early education and care facilities
centre based child care facility	С	С	С	С	С	С	C	С	С	С	are also permissible under the Educational Establishments and Child Care SEPP.
school based child care	С	С	С	С	С	С	U	С	С	С	
home based child care	С	С	С	С	С	С	C	С	С	С	
community facilities	С	С	С	С	С	С	С	С	С	С	LEPs are consistent, no changes proposed.
correctional centres	Х	×	×	Х	х	Х	Χ	Х	X	х	
emergency services facilities	С	С	С	С	С	С	C	С	С	С	
industrial training facilities	Х	X	×	Х	х	Х	Х	Х	X	х	
information and education facilities	С	С	С	С	С	С	C	С	С	С	
places of public worship	С	С	С	С	С	С	С	С	С	С	
public administration building	С	С	С	С	С	С	С	С	С	С	
research stations	×	X	Х	Х	Х	Х	Χ	X	Χ	х	
respite day care centres	С	С	С	С	С	С	C	С	С	С	
signage	С	Х	X	Х	Х	С	C	X	X	х	Only building and business identification signs that relate to the specific uses
advertising structure	С	Х	Х	Х	Х	С	С	Х	Х	х	on a site are considered appropriate in business zones.
building identification sign	С	С	С	С	С	С	C	С	С	С	
business identification sign	С	С	С	С	С	С	C	С	С	С	

	B1 N	Neighb	ourho	od Cer	ntre		B2 L	ocal C	entre		
Land use	Curr	ent LEI	P Provi	ision	pes	Curi	rent LE	P Prov	ision	pes	Comments
	Aub	Hor	Par	Hil	Proposed	Aub	Hor	Par	Hil	Proposed	
boat launching ramps	С	X	Х	Х	Х	С	X	X	Χ	Х	Boat launching ramps, environmental facilities, jetties and major recreation
boat sheds	X	Х	Х	Х	Х	Х	Х	Х	Х	х	facilities are not considered appropriate in the B1 or B2 zones, consistent with
charter & tourism boating facilities	X	×	Х	×	Х	Х	Х	Х	×	х	the majority of LEPs.
environmental facilities	X	Χ	С	Χ	X	Χ	Х	С	Χ	х	Note: site-specific provisions apply to B1 zoned land at Wentworth Point,
jetties	С	Χ	Χ	Χ	X	С	Х	X	Χ	х	permitting boat building and repair facilities, boat launching ramps, boat
marinas	X	×	X	X	Х	Х	Χ	Χ	×	Х	sheds and marinas in the precinct. These provisions will be retained in the
mooring	x	×	Χ	×	Х	Х	Х	X	×	Х	consolidated LEP.
mooring pens	X	Х	Х	Х	Х	Х	Х	Х	Х	х	It is proposed to permit outdoor recreation facilities in the B1 and B2 zones,
recreation areas	С	С	С	С	С	С	С	С	С	С	consistent with the majority of LEPs.
recreation facilities (indoor)	С	С	С	С	С	С	С	С	С	С	
recreation facilities (major)	Х	X	Х	×	Х	Χ	С	Х	X	Х	
recreation facilities (outdoor)	С	С	С	X	С	С	С	С	С	С	
water recreation structures	X	Х	X	Х	X	Х	Х	X	Χ	Х	
cemetery	×	Χ	X	Х	Х	Х	Χ	X	Χ	Х	Proposals are consistent with the majority of LEPs.
crematorium	×	×	Х	×	Х	Х	Х	Х	×	Х	
environmental protection works	С	0	С	С	С	С	0	С	С	С	
exhibition homes	X	×	Х	×	X	Х	Х	Х	×	Х	
exhibition villages	X	×	Х	×	X	Х	Х	Х	×	Х	
extractive industries	X	×	Х	×	X	Х	Х	Х	×	Х	
flood mitigation works	С	С	С	С	С	С	С	С	С	С	
mortuaries	С	Χ	X	Χ	X	С	Х	X	X	х	
open cut mining	×	X	X	Х	X	Х	X	X	X	х	

	B3 Commercial Core	B4 Mixed Use	Community
Land use	Current PLEP Provision	Current PLEP Provision	Comments
agriculture	×	×	No changes proposed.
aquaculture	x	x	
- oyster aquaculture	С	С	
- pond based aquaculture	x	x	
- tank-based aquaculture	С	С	
extensive agriculture	×	x	
- bee keeping	×	x	
- dairy (pasture-based)	×	x	
intensive livestock agriculture	×	x	
- feedlots	x	x	
- dairies (restricted)	x	x	
intensive plant agriculture	x	x	
- horticulture	×	x	
- turf farming	×	×	
- viticulture	X	x	
animal boarding or training establishments	x	x	No changes proposed.
farm buildings	X	x	
forestry	X	X	
residential accommodation	×	С	No changes proposed.
attached dwellings	×	С	
boarding houses	×	С	
dual occupancies	x	x	
- dual occupancies (attached)	x	x	
- dual occupancies (detached)	x	x	
dwelling houses	x	x	
group homes	×	С	
- group homes (permanent)	×	С	
- group homes (transitional)	×	С	
hostels	×	С	
multi dwelling housing	×	С	
residential flat buildings	×	С	
rural worker's dwellings	×	×	
secondary dwellings	×	×	
semi-detached dwellings	×	×	
seniors housing	×	С	

	B3 Commercial Core	B4 Mixed Use	
Land use	Current PLEP Provision	Current PLEP Provision	Comments
- residential care facilities	×	С	No changes proposed.
shop top housing	x	С	
home businesses	x	С	No changes proposed.
home occupations	X	0	
home occupations (sex services)	X	X	
tourist and visitor accommodation	С	С	No changes proposed.
backpackers' accommodation	С	С	
bed & breakfast accommodation	С	С	
farm stay accommodation	С	С	
hotel or motel accommodation	С	С	
serviced apartments	С	С	
camping grounds	x	X	No changes proposed.
caravan parks	X	X	
eco-tourist facilities	x	X	
commercial premises	С	С	No changes proposed.
business premises	С	С	
- funeral homes	С	С	
office premises	С	С	
retail premises	С	С	
- specialised retail premises (bulky goods premises)	С	С	
- cellar door premises	С	С	
- food & drink premises	С	С	
o pubs	С	С	
o restaurants or cafes	С	С	
o take-away food & drink premises	С	С	
o small bar	С	С	
- garden centres	С	С	
- hardware and building supplies	С	С	
- kiosks	С	С	
- landscaping material supplies	С	С	
- markets	С	С	
- plant nurseries	С	С	
- roadside stalls	С	С	
- rural supplies	С	С	

	B3 Commercial Core	B4 Mixed Use	
	Bo commercial core	D4 Mixed O3c	Comments
Land use	Current PLEP Provision	Current PLEP Provision	
- shops	С	С	No changes proposed.
o neighbourhood shops	С	С	
o neighbourhood supermarket	С	С	
o timber yards	С	С	
- vehicle sales or hire premises	С	С	
amusement centres	X	×	No changes proposed.
entertainment facilities	С	С	
function centres	С	С	
highway service centres	×	X	
industrial retail outlets	×	X	
registered clubs	С	С	
restricted premises	С	С	
service stations	×	С	
sex services premises	×	×	
veterinary hospitals	×	C	
wholesale supplies	×	X	
rural industries	×	×	No changes proposed.
agricultural produce industries	×	X	
livestock processing industries	X	×	
sawmill or log processing industries	×	×	
stock & sale yard	X	X	
industries	X	×	No changes proposed.
heavy industries	×	×	
- hazardous industry	×	×	
- offensive industry	X	X	
light industries	×	С	
- high technology industries	×	С	
- home industries	×	x	
- artisan food and drink industry	X	C	
general industries	×	X	
boat buildings and repair facilities	×	×	No changes proposed.
vehicle body repair workshops	X	x	
vehicle repair stations	X	С	

	B3 Commercial Core	B4 Mixed Use	Community
Land use	Current PLEP Provision	Current PLEP Provision	Comments
heavy industrial storage establishments	×	×	No changes proposed.
hazardous storage establishments	X	X	
liquid fuel depots	X	X	
offensive storage establishments	X	X	
storage premises	x	X	No changes proposed.
self-storage units	x	X	
depots	×	×	No changes proposed.
warehouse or distribution centres	×	×	
- local distribution centre	x	×	
sewerage systems	×	×	No changes proposed.
biosolids treatment facilities	×	×	
sewage reticulation systems	×	X	Note: sewage reticulation systems are permitted in B3 and B4 zones under
sewage treatment plants	×	×	the provisions of the Infrastructure SEPP.
water recycling facilities	×	С	
waste or resource management facilities	×	×	No changes proposed.
resource recovery facilities	×	×	
waste disposal facilities	×	×	
waste or resource transfer stations	×	×	
water supply systems	×	×	No changes proposed.
water reticulation systems	x	X	Note: water reticulation systems are permitted in B3 and B4 zones under the
water storage facilities	x	x	provisions of the Infrastructure SEPP.
water treatment facilities	x	x	F
air transport facilities	×	×	No changes proposed.
airport	×	×	
heliport	×	×	
airstrip	x	x	No changes proposed.
helipad	x	X	
car parks	С	С	No changes proposed.
electricity generating works	x	X	Note: port facilities are permitted in B4 zones if carried out by or on behalf of
freight transport facilities	x	×	a public authority under the provisions of the <i>Infrastructure SEPP</i> .
passenger transport facilities	С	С	
port facilities	×	×	
roads	С	С	
transport depots	x	×	
truck depots	×	×	

	B3 Commercial Core	B4 Mixed Use	Comments
Land use	Current PLEP Provision	Current PLEP Provision	Comments
wharf or boating facilities	×	х	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> .
educational establishments	С	С	No changes proposed.
schools	С	С	
health services facilities	X	С	No changes proposed.
hospitals	С	С	Note: health services facilities (including health consulting rooms) are
medical centres	С	С	permissible in B3 and B4 zones under the provisions of the <i>Infrastructure SEPP</i> .
health consulting rooms	X	С	
early education and care facility	×	С	No changes proposed.
centre based child care facility	С	С	
school based child care	X	С	
home based child care	X	С	
community facilities	С	С	No changes proposed.
correctional centres	X	С	
emergency services facilities	X	С	
industrial training facilities	X	X	No changes proposed.
information and education facilities	С	С	
places of public worship	С	С	
public administration building	С	С	
research stations	×	X	
respite day care centres	С	С	
signage	X	x	No changes proposed.
advertising structure	X	x	
building identification sign	С	С	
business identification sign	С	С	
boat launching ramps	X	x	No changes proposed.
boat sheds	X	x	
charter & tourism boating facilities	X	x	
environmental facilities	X	С	
jetties	X	×	
marinas	X	×	
moorings	X	×	
mooring pens	X	x	
recreation areas	×	С	

	B3 Commercial Core	B4 Mixed Use					
Land use	Current PLEP Provision	Current PLEP Provision	Comments				
recreation facilities (indoor)	С	С	No changes proposed.				
recreation facilities (major)	X	x					
recreation facilities (outdoor)	x	С					
water recreation structures	X	x					
cemetery	×	×	No changes proposed.				
crematorium	x	×					
environmental protection works	×	С					
exhibition homes	×	X					
exhibition villages	×	X					
extractive industries	×	x					
flood mitigation works	×	С					
mortuaries	×	x					
open cut mining	X	X					

	B5 Bu	ısiness D	evelopm	ent	В	6 Ente	rprise	Corrid	or	
Land use	Currer	nt LEP Pro	ovision	pes	Curi	ent LE	P Prov	ision	pes	Comments
Land use	Hol	Hor	Par	Proposed	Aub	Hol	Par	Hil	Proposed	Comments
agriculture	X	Х	Х	х	Х	Х	Х	Х	х	LEPs are consistent, no changes proposed.
aquaculture	X	X	X	x	×	X	×	×	х	
- oyster aquaculture	С	С	С	С	С	С	С	С	С	
- pond based aquaculture	X	X	X	х	Х	Х	X	×	Х	
- tank-based aquaculture	С	С	С	С	С	С	С	С	С	
extensive agriculture	X	X	X	Х	Х	Х	Х	X	Х	
- bee keeping	Х	X	X	Х	Х	Х	Х	X	Х	
- dairy (pasture-based)	X	X	X	х	Х	Х	Х	X	Х	
intensive livestock agriculture	X	X	X	х	Х	Х	Х	X	Х	
- feedlots	X	X	X	х	х	Х	х	×	х	
- dairies (restricted)	Х	X	X	х	Х	Х	Х	X	Х	
intensive plant agriculture	X	X	Х	х	Х	Х	Х	X	х	
- horticulture	Х	X	X	Х	Х	Х	Х	Х	Х	
- turf farming	X	X	X	х	Х	Х	Х	×	Х	
- viticulture	X	X	X	х	Х	Х	Х	×	Х	
animal boarding or training	X	X	Х	Х	Х	Х	Х	×	Х	LEPs are consistent, no changes proposed.
establishments										
farm buildings	X	X	X	х	Х	Х	Х	×	Х	
forestry	X	X	X	х	Х	Х	Х	×	Х	
residential accommodation	X	X	Х	Х	Х	Х	Х	×	Х	Generally, residential accommodation is not considered appropriate in B5 and
attached dwellings	X	X	Х	х	Х	Х	Х	×	Х	B6 zones, as the focus of these zones is on business and office uses. This is
boarding houses	X	X	Х	х	Х	С	Χ	X	Х	consistent with the majority of LEPs.
dual occupancies	X	X	X	х	Х	Х	Х	×	Х	Note: seniors housing is permitted in B5 and B6 zones under the Seniors
- dual occupancies (attached)	X	X	X	Х	Х	Х	Х	×	Х	Housing SEPP.
- dual occupancies (detached)	X	X	X	х	Х	Х	Х	×	х	
dwelling houses	X	X	X	×	×	×	×	×	x	
group homes	X	С	Х	х	Х	С	Х	Х	Х	
- group homes (permanent)	×	×	x	х	Х	Х	Х	Х	х	
- group homes (transitional)	X	X	X	х	Х	X	Х	Х	X	
hostels	×	X	X	х	Х	С	Х	Х	X	
multi dwelling housing	X	X	X	х	Χ	С	X	Х	Х	
residential flat buildings	X	X	X	х	X	С	X	Х	X	
rural worker's dwellings	X	X	X	Х	Х	Х	Х	Х	Х	
secondary dwellings	×	X	X	х	Х	X	X	Х	X	

	B5 Bu	ısiness D	evelopm	ent	В	6 Ente	rprise	Corrid	or	
Land use	Currer	nt LEP Pro	ovision	ed	Curi	rent LE	P Prov	ision	ed	Commonto
Land use	Hol	Hor	Par	Proposed	Aub	Hol	Par	Hil	Proposed	Comments
semi-detached dwellings	Х	X	Х	х	х	Х	Х	Х	х	Proposals relating to shop top housing are consistent with the majority of
seniors housing	X	X	X	Х	Х	Х	Х	×	X	LEPs.
- residential care facilities	X	X	X	Х	Х	Х	Х	×	X	
shop top housing	X	С	X	Х	Х	С	Х	X	Х	
home businesses	X	X	X	х	С	С	Х	×	х	These land uses are not considered appropriate in B5 and B6 zones, due to
home occupations	X	С	Х	х	С	С	Х	×	Х	restrictions on residential accommodation in these locations.
home occupation (sex services)	X	X	X	х	Х	Х	Х	X	Х	
tourist and visitor accommodation	X	X	С	С	Х	С	С	X	С	With the exception of farm stay accommodation, all types of tourist and
backpackers' accommodation	X	X	С	С	Х	С	С	X	С	visitor accommodation will be permitted in B5 and B6 zones as these tend to
bed & breakfast accommodation	X	X	С	С	Х	С	С	×	С	be located close to centres and transport corridors.
farm stay accommodation	X	X	С	С	Х	С	С	X	С	
hotel or motel accommodation	X	С	С	С	С	С	С	С	С	
serviced apartments	X	X	С	С	Х	С	С	С	С	
camping grounds	Х	X	X	Х	Х	Х	Х	×	Х	LEPs are consistent, no changes proposed.
caravan parks	X	X	X	х	Х	Х	Х	×	X	
eco-tourist facilities	×	×	X	х	Х	Х	Х	×	х	
commercial premises	Х	С	С	С	С	X	С	Х	С	Commercial premises, with the exception of certain retail premises are
business premises	X	С	С	С	С	С	С	С	С	generally considered appropriate in B5 and B6 zones as they provide a range
- funeral homes	С	С	Х	С	С	С	С	С	С	of employment opportunities.
office premises	X	С	С	С	С	Х	С	С	С	Only retail uses that provide services to workers or opportunities for large
retail premises	Х	X	Х	х	Х	Х	Х	X	X	format retailing are considered appropriate in B5-B6 zones, consistent with
- specialised retail premises						С	_		С	the objectives of these zones.
(bulky goods premises)	С	С	С	С	С	C	С	Х	C	Proposals are generally consistent the majority of LEPs.
- cellar door premises	X	X	X	х	Х	Х	Х	×	Х	
- food & drink premises	С	С	С	С	С	С	С	С	С	
o pubs	С	С	С	С	С	С	С	С	С	
o restaurants or cafes	С	С	С	С	С	С	С	С	С	
o take-away food & drink premises	С	С	С	С	С	С	С	С	С	
o small bar	С	С	С	С	С	С	С	С	С	
- garden centres	С	С	С	С	С	С	С	С	С	
- hardware & building supplies	С	С	С	С	С	С	С	С	С	
- kiosks	X	С	С	С	С	Х	С	Х	С	
- landscaping material supplies	С	С	С	С	С	С	С	С	С	
- markets	X	X	С	х	С	X	Х	Х	х	

	B5 Bu	ısiness D	evelopm	ent	В	6 Ente	rprise	Corrid	or	
Land use	Currer	nt LEP Pro	ovision	sed	Curi	rent LE	P Prov	ision	sed	Comments
Land use	Hol	Hor	Par	Proposed	Aub	Hol	Par	Hil	Proposed	Comments
- plant nurseries	С	С	С	С	С	С	С	С	С	LEPs are consistent, no changes proposed.
- roadside stalls	X	X	X	Х	X	X	Х	X	X	
- rural supplies	X	X	X	X	X	X	X	X	X	
- shops	X	X	X	Х	X	X	Х	X	X	
o neighbourhood shops	С	С	С	С	С	С	С	С	С	
o neighbourhood supermarket	X	X	X	Х	X	×	X	×	x	
- timber yards	С	С	С	С	С	С	С	С	С	
- vehicle sale or hire premises	С	С	С	С	С	С	С	С	С	
amusement centres	С	С	С	С	С	С	X	×	С	Proposals generally reflect majority of LEPs.
entertainment facilities	X	С	С	С	С	X	Х	X	С	Function centres and entertainment facilities are considered appropriate as
function centres	X	С	С	С	С	С	Χ	×	С	they facilitate a range of uses, such as cultural events and business
highway service centres	X	X	X	х	×	С	Х	×	Х	conventions, which are compatible with the objectives of the B5 and B6 zones.
industrial retail outlets	Х	С	X	С	С	×	Х	С	С	
registered clubs	X	С	С	С	С	×	С	С	С	The retail component of industrial retail outlets is limited to 5% of the total
restricted premises	X	С	X	х	x	×	Х	×	х	GFA or 400sqm (whichever is the lesser) and will support employment opportunities (refer proposed clause 5.4 of the LEP).
service stations	С	С	C	С	С	С	С	С	С	opportunities (refer proposed clause 5.4 of the LEF).
sex services premises	X	X	X	х	×	×	X	×	x	
veterinary hospitals	С	С	С	С	С	×	С	С	С	
wholesale supplies	С	X	С	С	С	С	С	С	С	
rural industries	Х	X	X	Х	Х	Х	Х	Х	Х	LEPs are consistent, no changes proposed.
agricultural produce industries	Х	X	X	х	х	×	Х	×	х	
livestock processing industries	Х	X	X	х	x	X	Х	X	Х	
sawmill or log processing industries	X	X	X	х	х	×	Χ	X	Х	
stock & sale yard	X	X	X	х	X	×	Χ	×	Х	
industries	Х	X	X	Х	Х	Х	Х	Х	Х	Only light industries are proposed to be permitted in B5-B6 zones, consistent
heavy industries	X	X	X	х	×	X	Χ	X	Х	with the majority of LEPs and the objectives of these zones.
- hazardous industry	X	X	X	х	×	×	Χ	×	Х	
- offensive industry	X	×	X	X	Х	X	X	X	X	
light industries	С	С	X	С	С	С	С	С	С	
- high technology industries	С	С	X	С	С	С	С	С	С	
- home industries	X	С	X	С	С	С	X	С	С	
- artisan food and drink industry	С	С	X	С	С	С	С	С	С	
general industries	X	X	X	x	Х	X	Х	Х	х	

	B5 Bu	ısiness D	evelopm	ent	В	6 Ente	rprise	Corrid	or	
	Currer	nt LEP Pro	ovision	pa	Curi	ent LE	P Prov	ision	pə	
Land use	Hol	Hor	Par	Proposed	Aub	Hol	Par	Hil	Proposed	Comments
boat buildings and repair facilities	X	X	X	х	Х	Х	Х	Х	х	It is proposed to limit vehicle body repair workshops to B6 and industrial
vehicle body repair workshops	X	X	X	X	С	Х	С	С	С	zones, given potential amenity impacts.
vehicle repair stations	С	С	С	С	С	С	С	С	С	
heavy industrial storage establishments	X	X	X	х	Х	Х	Х	Х	X	LEPs are consistent, no changes proposed.
hazardous storage establishments	X	X	X	Х	Х	Χ	Х	×	Х	
liquid fuel depots	X	X	X	Х	Х	Х	Х	×	Х	
offensive storage establishments	Х	X	X	Х	Х	Х	Х	Х	Х	
storage premises	X	С	X	Х	С	X	Χ	Χ	х	Proposals consistent with the majority of LEPs.
self-storage units	С	С	С	С	С	X	С	С	С	
depots	С	С	X	Х	С	Х	Χ	X	Х	Depots are not considered appropriate in B5-B6 zones; this use will be limited
warehouse or distribution centres	С	С	С	С	С	С	С	С	С	to the B7 zone and industrial zones.
- local distribution centre	С	С	С	С	С	С	С	С	С	
sewerage systems	С	С	X	X	Х	С	Х	Х	X	It is proposed to permit water recycling facilities in the B5 and B6 zones, as
biosolids treatment facilities	С	С	×	х	Х	С	Х	×	х	they will assist with achieving Council's sustainability objectives as outlined in
sewage reticulation systems	С	С	X	х	Х	С	Х	х	х	Council's Community Strategy Plan 2018-2038 and Environmental Sustainability Strategy 2017. Other types of sewerage systems are not considered appropriate
sewage treatment plants	С	С	X	х	Х	С	Х	Х	х	B5 and B6 zones. Note: sewage reticulation systems are permitted under the
water recycling facilities	X	С	С	С	Х	X	С	X	С	provisions of the Infrastructure SEPP.
waste or resource management facilities	С	С	х	Х	Х	С	Х	С	х	These uses are not considered appropriate in B5 and B6 zones.
resource recovery facilities	X	X	X	Х	Х	Х	Х	×	Х	Note: waste or resource transfer stations are permissible under the provisions
waste disposal facilities	X	X	X	х	Х	Х	Х	×	х	of the Infrastructure SEPP.
waste or resource transfer stations	С	C	X	х	Х	C	Х	С	х	
water supply systems	X	X	X	х	Х	Х	Х	Х	х	LEPs are consistent, no changes proposed.
water reticulation systems	X	С	X	Х	Х	Х	Х	×	X	Note: water reticulation systems are permissible under the provisions of the
water storage facilities	X	X	X	Х	Х	Х	Х	×	Х	Infrastructure SEPP.
water treatment facilities	X	X	X	Х	Х	X	Х	X	Х	initiastructure SETT.
air transport facilities	X	X	X	Х	Х	Х	Х	×	Х	LEPs are consistent, no changes proposed.
airport	X	X	X	Х	Х	Х	Х	×	Х	
heliport	X	X	X	Х	Х	Х	Х	Х	Х	
airstrip	X	X	X	X	С	X	X	X	X	These uses are not considered appropriate in B5 and B6 zones, consistent with
helipad	Х	Х	Х	Х	С	X	X	Χ	Х	the majority of LEPs.
car parks	С	С	С	С	С	С	С	С	С	Proposals are consistent with majority of LEPs.
electricity generating works	X	X	X	X	Х	Х	Х	Х	X	
freight transport facilities	X	X	X	Х	С	X	Χ	Χ	Х	

	B5 Bu	ısiness D	evelopm	ent	В	6 Ente	rprise	Corrid	or	
	Currer	nt LEP Pro	ovision	pə	Curr	ent LE	P Prov	ision	pa	
Land use	Hol	Hor	Par	Proposed	Aub	Hol	Par	Hil	Proposed	Comments
passenger transport facilities	С	С	С	С	С	C	С	С	С	Proposals are consistent with majority of LEPs.
port facilities	С	С	X	X	Х	С	Χ	Χ	X	Note: wharf or boating facilities are permissible in B5 and B6 zones if
roads	С	С	С	С	С	С	С	С	С	undertaken by a public authority under the provisions of the <i>Infrastructure</i>
transport depots	С	С	X	Х	С	С	Χ	X	X	SEPP.
truck depots	С	X	X	Х	С	X	С	С	С	
wharf or boating facilities	Х	X	X	Х	Χ	Χ	Χ	X	X	
educational establishments	С	С	С	С	С	С	С	С	С	LEPs are consistent, no changes proposed. Note: educational establishments
schools	С	С	С	С	С	С	С	С	С	are also permitted under the Educational Establishments and Child Care SEPP.
health services facilities	С	С	С	С	С	С	С	С	С	These land uses are consistently permitted across LEPs in B5 and B6 zones
hospitals	С	С	С	С	С	С	С	С	С	and no changes are proposed.
medical centres	С	С	С	С	С	С	С	С	С	Note: health services facilities are also permitted under the provisions of the
health consulting rooms	С	С	С	С	С	С	С	С	С	Infrastructure SEPP.
early education and care facility	С	С	С	С	С	С	С	С	С	Home based child care is not considered appropriate in B5-B6 zones due to
centre based child care facility	С	С	С	С	С	С	С	С	С	restrictions on residential accommodation in these locations.
school based child care	С	С	С	С	С	С	С	С	С	
home based child care	C	C	X	Х	С	U	Х	×	X	
community facilities	X	C	С	С	С	С	C	С	С	Proposals are generally consistent with the majority of LEPs.
correctional centres	X	X	X	X	Х	X	Х	×	X	Industrial training facilities are considered with the types of uses permitted in
emergency services facilities	С	С	С	С	С	С	С	С	С	these zones.
industrial training facilities	С	С	X	С	Χ	С	С	×	С	
information and education facilities	X	С	X	Х	С	С	Χ	С	X	Information and education facilities are not considered appropriate in B5 and
places of public worship	С	С	С	С	С	С	С	С	С	B6 zones as these are more appropriate within commercial centres such as B2,
public administration building	С	С	С	С	С	С	С	С	С	B3 and B4 zones.
research stations	X	X	X	Х	Х	Х	X	×	X	
respite day care centres	С	С	С	С	С	С	С	С	С	
signage	C	С	X	Х	Χ	С	Χ	X	X	Only building and business identification signs that relate to the specific uses
advertising structure	С	С	X	х	Х	С	Х	Х	X	on a site are considered appropriate in business zones.
building identification sign	С	С	С	С	С	С	С	С	С	
business identification sign	С	С	С	С	С	С	С	С	С	
boat launching ramps	X	X	X	X	С	X	Х	X	X	Proposals are consistent with majority of LEPs.
boat sheds	X	X	X	Х	Х	X	Х	Х	X	
charter & tourism boating facilities	X	X	X	Х	Х	Х	Х	Х	X	
environmental facilities	X	X	С	х	Х	Х	С	Χ	X	
jetties	X	X	×	X	С	Х	Х	X	X	

	B5 Business Development		В	6 Ente	rprise	Corrid	or			
Land use	Currer	nt LEP Pro	ovision	pes	Curi	ent LE	P Prov	ision	pes	Comments
Land use	Hol	Hor	Par	Proposed	Aub	Hol	Par	Hil	Proposed	Comments
marinas	X	X	Х	х	х	Х	Х	Х	х	Proposals are consistent with majority of LEPs.
mooring	X	X	X	Х	Х	X	Х	×	X	
mooring pens	X	X	X	Х	Х	Χ	Х	×	X	
recreation areas	С	С	С	С	С	С	С	С	С	
recreation facilities (indoor)	С	С	С	С	С	С	С	С	С	
recreation facilities (major)	X	С	С	С	Х	Х	Х	×	X	
recreation facilities (outdoor)	Х	С	С	С	С	X	С	С	С	
water recreation structures	X	X	X	х	Х	Х	Х	×	X	
cemetery	X	X	Х	х	Х	Х	Х	Х	х	Proposals are consistent with the majority of LEPs.
crematorium	X	X	X	х	Х	Х	Х	×	X	
environmental protection works	С	0	С	С	С	С	С	С	С	
exhibition homes	X	X	Х	Х	Х	Х	Х	X	Х	
exhibition villages	X	X	X	х	Х	Х	Х	Х	X	
extractive industries	X	X	X	х	Х	Х	Х	С	X	
flood mitigation works	С	С	С	С	С	С	С	С	С	
mortuaries	X	X	X	х	С	Х	Х	X	х	
open cut mining	X	X	X	х	Х	X	Х	Х	X	

Land use	B7 Business Park	Comments
Edild 430	Current Provision – Auburn LEP	
agriculture	X	No changes proposed.
aquaculture	X	
- oyster aquaculture	С	
- pond based aquaculture	X	
- tank-based aquaculture	С	
extensive agriculture	X	
- bee keeping	X	
- dairy (pasture-based)	X	
intensive livestock agriculture	X	
- feedlots	X	
- dairies (restricted)	x	
intensive plant agriculture	X	
- horticulture	X	
- turf farming	X	
- viticulture	X	
animal boarding or training establishments	Х	No changes proposed.
farm buildings	X	
forestry	X	
residential accommodation	Х	No changes proposed.
attached dwellings	X	Note: Seniors housing and residential care facilities are permitted in B7 zones under the
boarding houses	X	provisions of Seniors Housing SEPP.
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	×	
semi-detached dwellings	x	
seniors housing	x	
- residential care facilities	X	
shop top housing	X	

Land use	B7 Business Park	Comments
Land use	Current Provision – Auburn LEP	Comments
home businesses	С	No changes proposed.
home occupations	С	
home occupations (sex services)	X	
tourist and visitor accommodation	X	No changes proposed.
backpackers' accommodation	X	
bed & breakfast accommodation	X	
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	
commercial premises	С	No changes proposed.
business premises	X	
- funeral homes	X	
office premises	С	
retail premises	X	
- specialised retail premises	X	
(bulky goods premises)		
- cellar door premises	X	
- food & drink premises	c	
o pubs	С	
o restaurants or cafes	c	
o take-away food & drink premises	c	
o small bar	С	
- garden centres	С	
- hardware and building supplies	С	
- kiosks	C	
- landscaping material supplies	X	
- markets	C	
- plant nurseries	X	
- roadside stalls	X	
- rural supplies	X	
- shops	X	
o neighbourhood shops	С	
o neighbourhood supermarket	X	
o timber yards	X	

Land use	B7 Business Park	Comments			
	Current Provision – Auburn LEP				
- vehicle sales or hire premises	X	No changes proposed.			
amusement centres	x	No changes proposed.			
entertainment facilities	x				
function centres	×				
highway service centres	X				
industrial retail outlets	С				
registered clubs	×				
restricted premises	x				
service stations	С				
sex services premises	×				
veterinary hospitals	X				
wholesale supplies	С				
rural industries	x	No changes proposed.			
agricultural produce industries	X				
livestock processing industries	×				
sawmill or log processing industries	x				
stock & sale yard	x				
industries	x	No changes proposed.			
heavy industries	x				
- hazardous industry	×				
- offensive industry	X				
light industries	С				
- high technology industries	С				
- home industries	С				
- artisan food and drink industry	С				
general industries	x				
boat buildings and repair facilities	x	No changes proposed.			
vehicle body repair workshops	С				
vehicle repair stations	С				
heavy industrial storage establishments	×	No changes proposed.			
hazardous storage establishments	×				
liquid fuel depots	×				
offensive storage establishments	x				
storage premises	С	No changes proposed.			
self-storage units	С				

Land use	B7 Business Park	Comments
Edita disc	Current Provision – Auburn LEP	
depots	С	No changes proposed.
warehouse or distribution centres	С	
- local distribution centre	С	
sewerage systems	X	No changes proposed.
biosolids treatment facilities	X	
sewage reticulation systems	X	
sewage treatment plants	X	
water recycling facilities	X	
waste or resource management facilities	X	No changes proposed.
resource recovery facilities	X	
waste disposal facilities	X	
waste or resource transfer stations	X	
water supply systems	X	No changes proposed.
water reticulation systems	X	
water storage facilities	X	Note: water reticulation systems are permitted in B7 zones for any person under the
water treatment facilities	X	provisions of the Infrastructure SEPP.
air transport facilities	X	No changes proposed.
airport	X	
heliport	X	
airstrip	С	No changes proposed.
helipad	С	
car parks	С	No changes proposed.
electricity generating works	X	Note: wharf or boating facilities are permitted in B7 zones if carried out by or on behalf of a
freight transport facilities	X	public authority under the provisions of the Infrastructure SEPP.
passenger transport facilities	C	
port facilities	X	
roads	С	
transport depots	X	
truck depots	C	
wharf or boating facilities	X	
educational establishments	C	No changes proposed.
schools	С	
health services facilities	C	No changes proposed.
hospitals	С	
medical centres	С	
health consulting rooms	С	

Land use	B7 Business Park	Comments
Land use	Current Provision – Auburn LEP	Comments
early education and care facility	С	No changes proposed.
centre based child care facility	С	
school based child care	C	No changes proposed.
home based child care	C	
community facilities	С	No changes proposed.
correctional centres	X	
emergency services facilities	С	
industrial training facilities	X	No changes proposed.
information and education facilities	×	
places of public worship	С	
public administration building	С	
research stations	X	
respite day care centres	С	
signage	X	No changes proposed.
advertising structure	×	
building identification sign	С	
business identification sign	С	
boat launching ramps	C	No changes proposed.
boat sheds	×	
charter & tourism boating facilities	×	
environmental facilities	×	
jetties	C	
marinas	X	
moorings	X	
mooring pens	X	
recreation areas	С	
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	С	
exhibition homes	X	
exhibition villages	X	
extractive industries	X	
flood mitigation works	C	

Land use	B7 Business Park	Comments				
Zana ass	Current Provision – Auburn LEP					
mortuaries	X	No changes proposed.				
open cut mining	×					

		IN1 General Indu	ustrial		
Land use		Current LEP Prov	vision	sed	Comments
	Aub	Par	Hil	Proposed	
agriculture	X	X	X	Х	Most provisions consistent across LEPs. Horticulture is considered a suitable
aquaculture	X	X	X	x	use within general industrial zones in the LGA.
- oyster aquaculture	С	С	С	С	
- pond based aquaculture	X	X	X	x	
- tank-based aquaculture	С	С	С	С	
extensive agriculture	X	X	Х	x	
- bee keeping	X	X	Х	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	С	Х	С	
- turf farming	X	X	x	x	
- viticulture	X	X	X	×	
animal boarding or training establishments	Х	С	Х	С	Animal boarding or training establishments are proposed to be permitted
farm buildings	Х	x	х	x	with consent in industrial zones only, due to potential amenity impacts.
forestry	X	X	Х	x	· ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' '
residential accommodation	Х	X	Х	х	LEPs are consistent, no changes proposed.
attached dwellings	X	X	X	×	
boarding houses	X	X	X	×	
dual occupancies	X	X	X	x	
- dual occupancies (attached)	X	X	X	X	
- dual occupancies (detached)	X	X	X	х	
dwelling houses	X	X	X	x	
group homes	X	X	X	Х	1
- group homes (permanent)	X	X	X	×	
- group homes (transitional)	X	X	X	X	
hostels	X	X	X	×	
multi dwelling housing	X	X	X	×	
residential flat buildings	X	X	X	x	
rural worker's dwellings	X	X	X	x	1
secondary dwellings	X	X	X	X	
semi-detached dwellings	X	X	X	X	

		IN1 General Indu	ıstrial		
Land use	Current LEP Provision			sed	Comments
	Aub	Par	Hil	Proposed	
seniors housing	X	X	X	X	LEPs are consistent, no changes proposed.
- residential care facilities	X	X	X	x	
shop top housing	X	Х	X	x	
home businesses	С	X	X	x	These land uses are not considered appropriate in IN1 zones, due to
home occupations	С	X	X	x	restrictions on residential accommodation in these areas.
home occupations (sex services)	X	X	X	x	
tourist and visitor accommodation	×	X	X	x	Tourist and visitor accommodation is not considered appropriate in the IN1
backpackers' accommodation	X	X	X	x	zone. This is consistent with the majority of LEPs. Refer to section 3.2.1 of
bed & breakfast accommodation	X	X	X	x	the Planning Proposal.
farm stay accommodation	X	X	X	x	
hotel or motel accommodation	X	X	С	x	
serviced apartments	X	X	С	x	
camping grounds	X	X	Х	x	LEPs are consistent, no changes proposed.
caravan parks	X	X	X	x	
eco-tourist facilities	X	X	X	x	
commercial premises	С	Х	Х	х	All business and office premises will be prohibited in IN1 zones, consistent
business premises	С	X	X	x	with majority of LEPs.
- funeral homes	X	X	X	x	Certain retail uses will be permitted in IN1 zones as they service workers or
office premises	X	X	X	x	residents in nearby areas.
retail premises	X	X	X	x	Todas III rodis y drodoi
- specialised retail premises (bulky goods premises)	×	×	×	x	
- cellar door premises	X	X	Х	×	
- food & drink premises	X	С	С	С	
o pubs	X	С	С	С	
o restaurants or cafes	С	С	С	С	
o take-away food & drink premises	X	С	С	С	
o small bar	×	С	С	С	
- garden centres	С	С	С	С	
- hardware and building supplies	С	С	С	С	
- kiosks	С	С	X	С	
- landscaping material supplies	X	С	X	С	
- markets	С	X	X	х	

		IN1 General Indu	ıstrial		
Land use	Current LEP Provision			sed	Comments
	Aub	Par	Hil	Proposed	Comments
- plant nurseries	X	С	X	С	Refer to comments on previous page.
- roadside stalls	X	X	X	x	
- rural supplies	X	С	Х	С	
- shops	X	X	X	x	
o neighbourhood shops	С	С	С	С	
o neighbourhood supermarket	X	X	X	X	
- timber yards	X	С	С	С	
- vehicle sales or hire premises	X	С	С	С	
amusement centres	X	X	X	x	Proposals are generally consistent with majority of LEPs.
entertainment facilities	X	X	X	X	It is proposed to permit restricted premises, sex services premises and
function centres	С	X	X	X	veterinary hospitals in IN1 zones as these uses will have minimal amenity
highway service centres	X	X	X	X	impacts due to restrictions on residential accommodation and other
industrial retail outlets	С	С	С	С	sensitive uses in these areas.
registered clubs	X	X	С	С	It is proposed to permit registered clubs in the IN1 zones as they can service
restricted premises	X	С	X	С	workers and support a range of activities and land uses which are
service stations	С	С	С	С	permitted in the zone, including indoor/outdoor recreation facilities and
sex services premises	С	С	С	С	pubs.
veterinary hospitals	X	С	С	С	
wholesale supplies	С	С	С	С	
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	×	
stock & sale yard	X	X	X	x	
industries	С	X	X	х	Consistent with majority of LEPs.
heavy industries	X	X	X	x	
- hazardous industry	X	X	X	x	
- offensive industry	X	X	X	х	
light industries	C	С	c	c	
- high technology industries	C	С	С	С	
- home industries	С	С	С	С	
- artisan food and drink industry					
	c	С	С	С	
general industries	С	С	С	С	

	IN1 General Industrial				
Land use	Current LEP Provision			pes	Comments
	Aub	Par	Hil	Proposed	Comments
boat buildings and repair facilities	С	С	С	С	LEPs are consistent, no changes proposed.
vehicle body repair workshops	С	С	С	С	
vehicle repair stations	С	С	С	С	
heavy industrial storage establishments	С	X	С	x	With the exception of liquid fuel depots (which are consistently permitted
hazardous storage establishments	С	X	С	x	across LEPs), heavy industrial storage establishments will be limited to IN3
liquid fuel depots	С	С	С	С	zones.
offensive storage establishments	С	X	С	х	
storage premises	С	С	С	С	LEPs are consistent, no changes proposed.
self-storage units	С	С	С	С	
depots	С	С	С	С	LEPs are consistent, no changes proposed.
warehouse or distribution centres	С	С	С	С	
- local distribution centre	С	С	С	С	
sewerage systems	С	С	Х	С	Proposals consistent with the majority of LEPs. Note. sewerage systems are
biosolids treatment facilities	С	С	X	С	also permitted in IN1 zones under the provisions of the <i>Infrastructure SEPP</i> .
sewage reticulation systems	С	С	X	С	
sewage treatment plants	С	С	×	С	
water recycling facilities	С	С	X	С	
waste or resource management facilities	С	С	С	С	LEPs are consistent, no changes proposed.
resource recovery facilities	С	С	С	С	
waste disposal facilities	С	С	С	С	
waste or resource transfer stations	С	С	С	С	
water supply systems	X	Х	Х	х	LEPs are consistent, no changes proposed. Note: water reticulation systems
water reticulation systems	X	x	X	x	and water treatment facilities are permitted under the provisions of the
water storage facilities	X	x	X	x	Infrastructure SEPP.
water treatment facilities	X	X	X	×	
air transport facilities	С	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
airport	С	x	X	x	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
heliport	С	Х	С	С	helicopters.
airstrips	С	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
helipad	С	×	С	С	permitted in IN1 zones to be consistent with heliports, which are also proposed to be permitted in IN1 zones.

Land use		Current LEP Prov	vision	pes	Comments				
Lana use	Aub	Par	Hil	Proposed					
car parks	X	С	С	С	Proposals are consistent with the majority of LEPs.				
electricity generating works	С	С	С	С	Note: Electricity generating works are permitted in IN1 zones for any person				
freight transport facilities	С	С	С	С	under the provisions of the Infrastructure SEPP.				
passenger transport facilities	X	С	С	С	Port facilities and wharf or boating facilities are permitted in IN1 zones if				
port facilities	X	X	X	x	carried out by or on behalf of a public authority under the provisions of the				
roads	С	С	С	С	Infrastructure SEPP.				
transport depots	С	С	С	С					
truck depots	С	С	С	С					
wharf or boating facilities	X	X	X	x					
educational establishments	X	X	X	X	LEPs are consistent, no changes proposed. Note. TAFES are permitted				
schools	X	X	X	x	under the provisions of the Educational Establishments and Child Care SEPP.				
health services facilities	X	С	Х	С	These uses can provide services for workers and are permitted in most				
hospitals	X	С	X	С	zones in the LGA.				
medical centres	X	С	X	С					
health consulting rooms	X	С	X	С					
early education and care facilities	С	С	С	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				
centre based child care facilities	Х	С	С	x	need for child care facilities across the LGA, these need to be appropriately located and designed to provide good quality environments for children.				
school based child care	С	С	С	x	It is also proposed to prohibit school and home based child care as schools				
home based child care	С	x	×	x	and residential accommodation are not proposed to be allowed in IN1 zones.				
community facilities	С	Х	С	С	It is proposed to permit research stations, consistent with the majority of				
correctional centres	X	С	X	х	LEPs and the objectives of the IN1 zone. Research stations can include a				
emergency services facilities	С	С	С	С	variety of industrial type activities that would not be incompatible with				
industrial training facilities	С	С	С	С	other land uses in the zone.				
information and education facilities	X	Х	С	х	Respite day care centres are not considered appropriate in industrial zones.				
places of public worship	С	С	С	С	Other proposals are consistent with the majority of LEPs.				
public administration building	С	С	X	С					
research stations	X	С	X	С					
respite day care centres	X	С	С	Х					

		IN1 General Indu	ustrial							
Land use		Current LEP Prov	rision	sed	Comments					
	Aub	Par	Hil	Proposed						
signage	X	X	X	х	LEPs are consistent, no changes proposed.					
advertising structure	X	X	X	x						
building identification sign	С	С	С	С						
business identification sign	С	С	С	С						
boat launching ramps	С	X	Х	х	Boat launching ramps, environmental facilities and jetties are not					
boat sheds	X	X	Х	x	considered appropriate in IN1 zones.					
charter & tourism boating facilities	×	X	X	x	Other proposals are consistent across LEPs.					
environmental facilities	X	С	X	x						
jetties	С	X	X	x						
marinas	X	X	X	x						
moorings	X	X	X	x						
mooring pens	X	X	X	x						
recreation areas	С	С	С	С						
recreation facilities (indoor)	С	С	С	С						
recreation facilities (major)	X	X	X	x						
recreation facilities (outdoor)	С	С	С	С						
water recreation structures	X	X	X	x						
cemetery	X	X	X	x	Extractive industries will be permitted in industrial zones only.					
crematorium	X	X	Х	x	Open cut mining is not considered appropriate anywhere in the LGA and is					
environmental protection works	С	С	С	С	proposed to be prohibited LGA wide.					
exhibition homes	×	X	X	x						
exhibition villages	×	X	X	x	Other proposals are consistent across LEPs.					
extractive industries	X	С	С	С						
flood mitigation works	С	С	С	С						
mortuaries	С	С	С	С						
open cut mining	С	Х	X	х						

Land use	IN2 Light Industrial	Proposed	IN3 Heavy Industrial	Proposed	Comments
Lana use	Current PLEP Provision	Prop	Current PLEP Provision	Prop	Comments
agriculture	X	X	X	X	No changes proposed.
aquaculture	X	Х	X	Х	
- oyster aquaculture	С	С	С	С	
- pond based aquaculture	X	Х	X	Х	
- tank-based aquaculture	С	С	С	С	
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	С	С	
- turf farming	X	x	X	x	
- viticulture	X	X	X	X	
animal boarding or training establishments	С	С	С	С	No changes proposed.
farm buildings	X	x	X	x	
forestry	X	X	X	х	
residential accommodation	X	X	X	X	No changes proposed.
attached dwellings	X	x	X	x	
boarding houses	X	x	X	х	
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	
hostels	X	×	X	x	
multi dwelling housing	X	X	X	X	
residential flat buildings	X	X	X	X	
rural worker's dwellings	X	X	X	Х	
secondary dwellings	X	X	X	X	
semi-detached dwellings	X	X	X	X	
seniors housing	X	X	X	Х	

	IN2 Light Industrial	pesc	IN3 Heavy Industrial	pesc	
Land use	Current PLEP Provision	Proposed	Current PLEP Provision	Proposed	Comments
- residential care facilities	Х	Х	X	Х	No changes proposed.
shop top housing	X	Х	X	Х	
home businesses	X	х	X	Х	No changes proposed.
home occupations	X	Х	X	Х	
home occupations (sex services)	X	Х	X	Х	
tourist and visitor accommodation	С	С	X	Х	No changes proposed.
backpackers' accommodation	С	С	X	х	
bed & breakfast accommodation	С	С	X	x	
farm stay accommodation	С	С	X	x	
hotel or motel accommodation	С	С	X	Х	
serviced apartments	С	С	X	х	
camping grounds	X	Х	X	Х	No changes proposed.
caravan parks	X	х	X	x	
eco-tourist facilities	X	х	X	x	
commercial premises	С	С	X	Х	No changes proposed.
business premises	X	Х	X	Х	
- funeral homes	X	х	X	x	
office premises	С	С	X	x	
retail premises	X	X	X	x	
 specialised retail premises (bulky goods premises) 	x	x	×	x	
- cellar door premises	X	Х	X	Х	
- food & drink premises	С	С	X	Х	
o pubs	С	С	С	С	
o restaurants or cafes	С	С	X	Х	
o take-away food & drink premises	С	С	С	С	
o small bar	С	С	X	x	
- garden centres	С	С	X	x	
- hardware and building supplies	С	С	С	С	
- kiosks	С	С	С	С	
- landscaping material supplies	С	С	X	Х	
- markets	X	X	X	Х	
- plant nurseries	С	С	X	х	
- roadside stalls	х	x	X	х	
- rural supplies	С	С	С	С	

Land use	IN2 Light Industrial	Proposed	IN3 Heavy Industrial	Proposed	Comments			
Lund use	Current PLEP Provision	Prop	Current PLEP Provision	Prop	Comments			
- shops	X	X	X	х	No changes proposed.			
o neighbourhood shops	С	С	X	х				
o neighbourhood supermarket	×	X	X	X				
- timber yards	С	С	С	С				
- vehicle sales or hire premises	С	С	X	Х				
amusement centres	X	X	X	X	No changes are proposed.			
entertainment facilities	С	С	X	X				
function centres	×	x	X	х				
highway service centres	×	x	X	x				
industrial retail outlets	С	С	X	х				
registered clubs	×	x	X	x				
restricted premises	С	С	С	С				
service stations	С	С	С	С				
sex services premises	С	С	С	С				
veterinary hospitals	С	С	С	С				
wholesale supplies	С	С	X	х				
rural industries	×	x	Х	х	No changes are proposed.			
agricultural produce industries	×	x	С	С				
livestock processing industries	×	x	X	х				
sawmill or log processing industries	×	x	С	С				
stock & sale yard	×	x	X	х				
industries	×	х	С	С	It is proposed to prohibit artisan food and drink industry in IN3 zones as			
heavy industries	X	x	С	С	these uses are not considered appropriate in a heavy industrial zone			
- hazardous industry	×	×	С	С	setting, given the potentially hazardous uses permitted.			
- offensive industry	×	×	С	С				
light industries	С	С	С	С				
- high technology industries	С	С	С	С				
- home industries	X	X	X	x				
- artisan food and drink industry	С	С	С	Х				
general industries	X	x	С	С				
boat buildings and repair facilities	X	Х	С	С	No changes are proposed.			
vehicle body repair workshops	С	С	С	С				
vehicle repair stations	С	С	С	С				

	IN2 Light Industrial	pesc	IN3 Heavy Industrial	peso		
Land use	Current PLEP Provision	Proposed	Current PLEP Provision	Proposed	Comments	
heavy industrial storage establishments	Х	Х	С	С	No changes are proposed.	
hazardous storage establishments	X	X	С	С		
liquid fuel depots	X	х	С	С		
offensive storage establishments	X	X	С	С		
storage premises	Х	Х	С	С	No changes are proposed.	
self-storage units	X	X	С	С		
depots	С	С	С	С	No changes are proposed.	
warehouse or distribution centres	С	С	С	С		
- local distribution centre	С	С	С	С		
sewerage systems	Х	Х	С	С	No changes are proposed.	
biosolids treatment facilities	Х	Х	С	С	Note: sewage reticulation systems are permissible in IN2 zones under the	
sewage reticulation systems	X	х	С	С	provisions of the <i>Infrastructure SEPP</i> .	
sewage treatment plants	X	X	С	С	provisions of the initiastracture servi.	
water recycling facilities	С	С	С	С		
waste or resource management facilities	Х	Х	С	С	No changes are proposed.	
resource recovery facilities	X	X	С	С	Note: waste or resource transfer stations are permissible in IN2 zones	
waste disposal facilities	X	х	С	С	under the provisions of the <i>Infrastructure SEPP</i> .	
waste or resource transfer stations	X	С	С	С		
water supply systems	X	Х	X	Х	No changes are proposed.	
water reticulation system	X	Х	X	х	Note: Water reticulation systems are permissible in IN2 and IN3 zones	
water storage facilities	X	Х	С	С	under the provisions of the <i>Infrastructure</i> SEPP. Water treatment facilities	
water treatment facilities	X	X	X	х	are permissible in IN3 zones under the provisions of the <i>Infrastructure SEPP</i> .	
air transport facilities	Х	Х	X	Х	Note: heliports are permissible in IN2 and IN3 zones if carried out by or	
airport	X	Х	X	х	on behalf of a public authority under the provisions of the <i>Infrastructure</i>	
heliport	X	Х	X	х	SEPP.	
airstrip	X	Х	X	Х	No changes proposed.	
helipad	X	X	X	х		
car parks	С	С	С	С	No changes proposed.	
electricity generating works	С	С	С	С	Note: Electricity generating works are permissible in IN2 and IN3 zones	
freight transport facilities	X	X	С	С	under the provisions of the <i>Infrastructure SEPP</i> .	
passenger transport facilities	С	С	С	С	·	
port facilities	X	х	X	X	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> .	
roads	С	С	С	С	of a public dufficity under the provisions of the <i>intrastructure SEPP</i> .	
transport depots	С	С	С	С		
truck depots	С	С	С	С		

	IN2 Light Industrial	pesc	IN3 Heavy Industrial	pesc	
Land use	Current PLEP Provision	Proposed	Current PLEP Provision	Proposed	Comments
wharf or boating facilities	x	X	x	×	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> .
educational establishments	X	X	X	X	No changes proposed.
schools	X	x	X	X	
health services facilities	С	С	X	х	No changes proposed.
hospitals	С	С	X	X	
medical centres	С	С	С	С	
health consulting rooms	С	С	X	Х	
early education and care facility	С	X	С	X	It is proposed to prohibit all types of early education and care facilities
centre based child care facility	С	X	X	X	in IN2 and IN3 zones as these uses are not considered appropriate in
school based child care	С	X	С	X	these areas due to concerns about noise, air pollution and safety.
home based child care	X	Х	X	Х	
community facilities	С	С	X	х	It is proposed to prohibit respite day care centres in industrial zones as
correctional centres	X	x	С	С	this use is not considered appropriate in these areas.
emergency services facilities	С	С	С	С	
industrial training facilities	С	С	С	С	
information and education facilities	С	С	X	X	
places of public worship	С	С	С	С	
public administration building	С	С	С	С	
research stations	С	С	X	X	
respite day care centres	С	X	X	Х	
signage	X	X	X	X	No changes proposed.
advertising structure	X	X	X	X	
building identification sign	С	С	С	С	
business identification sign	С	С	С	С	
boat launching ramps	X	x	X	х	No changes proposed.
boat sheds	X	x	X	Х	
charter & tourism boating facilities	X	x	X	Х	
environmental facilities	С	С	С	С	
jetties	X	X	X	X	
marinas	X	X	X	X	
moorings	X	X	X	X	
mooring pens	X	X	X	X	
recreation areas	С	С	С	С	

	IN2 Light Industrial Property IN3 Heavy Industrial Current PLEP Current PLEP Current PLEP		pesc			
Land use	Current PLEP Provision	Prop	Current PLEP Provision	Proposed	Comments	
recreation facilities (indoor)	C	С	С	C	No changes proposed.	
recreation facilities (major)	X	X	С	С		
recreation facilities (outdoor)	С	С	С	С		
water recreation structures	X	x	X	Х		
cemetery	X	X	X	X	No changes proposed.	
crematorium	X	×	С	С		
environmental protection works	С	С	С	С		
exhibition homes	X	×	X	X		
exhibition villages	X	x	X	Х		
extractive industries	С	С	С	С		
flood mitigation works	С	С	С	С		
mortuaries	С	С	С	С		
open cut mining	X	X	X	Х		

	SP1 Special Activities	S	P2 Sp	ecial I	<mark>nfrast</mark> i	ructure			
Land use	Current LEP Provision	pes	(Current	t LEP P	rovisio	n	pes	Comments
	Par	Proposed	Aub	Hol	Hor	Par	Hil	Proposed	
agriculture	x	X	X	Х	X	Х	Х	X	LEPs are consistent, no changes proposed.
aquaculture	С	С	С	С	С	С	С	С	
- oyster aquaculture	С	С	С	С	С	С	С	С	
- pond based aquaculture	С	С	С	С	С	С	С	С	
- tank-based aquaculture	С	С	С	С	С	С	С	С	
extensive agriculture	X	X	X	Х	X	X	×	X	
- bee keeping	X	X	X	Х	X	X	×	X	
- dairy (pasture-based)	X	X	X	Х	X	X	×	X	
intensive livestock agriculture	x	X	X	Х	Х	×	×	X	
- feedlots	x	X	X	Х	X	×	×	X	
- dairies (restricted)	x	X	X	Х	X	×	×	X	
intensive plant agriculture	X	Х	X	Х	Χ	X	×	X	
- horticulture	X	Х	X	Х	Χ	X	×	X	
- turf farming	X	Х	X	Х	×	X	×	Х	
- viticulture	X	X	Х	Х	Χ	×	×	X	
animal boarding or training establishments	×	Х	Х	Х	X	×	×	X	LEPs are consistent, no changes proposed.
farm buildings	x	х	X	Х	Х	×	×	X	
forestry	×	х	Х	Х	Х	×	×	х	
residential accommodation	×	Х	Х	Х	Х	Х	X	Х	LEPs are consistent, no changes proposed.
attached dwellings	×	Х	X	Х	Х	×	×	X	
boarding houses	×	Х	X	Х	Х	×	×	X	
dual occupancies	×	х	X	Х	Х	×	×	X	
- dual occupancies (attached)	×	X	X	Х	Х	×	×	X	
- dual occupancies (detached)	×	X	X	Х	Х	Х	×	X	
dwelling houses	×	Х	X	Х	Χ	×	×	X	
group homes	x	Х	X	Х	Х	X	X	Х	
- group homes (permanent)	×	Х	X	Х	X	×	×	X	
- group homes (transitional)	×	Х	X	Х	Χ	×	×	X	
hostels	×	X	X	Х	Х	Х	Х	X	
multi dwelling housing	×	Х	X	Х	Х	Х	Х	X	
residential flat buildings	×	X	x	Х	Х	Х	Х	X	
rural worker's dwellings	×	X	X	Х	X	Х	Х	X	
secondary dwellings	×	X	X	Х	Х	Х	Х	X	
semi-detached dwellings	X	х	X	Х	X	X	Х	х	

	SP1 Special Activities SP2 Special Infrastructure								
Land use	Current LEP Provision	sed	(Curren	t LEP F	rovisio	n	pes	Comments
	Par	Proposed	Aub	Hol	Hor	Par	Hil	Proposed	
seniors housing	X	X	Х	Х	X	Х	X	X	LEPs are consistent, no changes proposed.
- residential care facilities	×	X	X	Х	Х	X	X	X	
shop top housing	X	X	Х	Х	Χ	Х	X	X	
home businesses	×	X	X	Х	Χ	Х	×	X	LEPs are consistent, no changes proposed.
home occupations	×	X	X	Х	Х	Х	×	X	
home occupations (sex services)	X	X	Х	Х	Χ	X	X	X	
tourist and visitor accommodation	X	X	X	Х	Х	Х	×	х	LEPs are consistent, no changes proposed.
backpackers' accommodation	X	X	×	Х	Х	Х	X	X	
bed & breakfast accommodation	X	X	X	X	X	X	Χ	X	
farm stay accommodation	X	X	X	X	X	Х	×	X	
hotel or motel accommodation	x	X	X	Х	Х	×	X	X	
serviced apartments	X	X	Х	Х	Х	Х	X	X	
camping grounds	X	Х	Х	Х	Х	Х	X	Х	LEPs are consistent, no changes proposed.
caravan parks	X	Х	Х	Х	Х	x	X	X	
eco-tourist facilities	X	X	Х	Х	Х	Х	X	X	
commercial premises	×	X	Х	Х	Х	Х	×	Х	Commercial premises are not considered appropriate in
business premises	×	X	×	Х	Х	Х	×	X	SP1 or SP2 zones, consistent with the majority of LEPs.
- funeral homes	X	Х	С	Х	Х	X	X	X	
office premises	X	X	Х	Х	Х	х	X	X	
retail premises	X	X	X	Х	Х	Х	X	Х	
- specialised retail premises	X	X	X	Х	Х	Х	X	X	
- cellar door premises	X	X	X	Х	Х	Х	X	х	
- food & drink premises	X	X	×	Х	Х	Х	X	X	
o pubs	×	X	X	X	X	Х	Х	X	
o restaurants or cafes	×	X	X	Х	X	Х	Х	X	
o take-away food & drink premises	×	X	X	Х	X	Х	Х	X	
o small bar	×	X	X	X	X	Х	Χ	X	
- garden centres	×	X	X	X	X	X	Χ	X	
- hardware and building supplies	×	X	X	Х	Х	Х	Х	X	
- kiosks	×	X	С	X	Χ	Χ	Χ	X	
- landscaping material supplies	X	X	Х	Х	X	Х	Х	X	
- markets	X	X	С	X	Х	Χ	Χ	X	
- plant nurseries	×	X	X	Х	X	Х	Х	X	
- roadside stalls	×	X	×	Х	Х	Х	×	X	

	SP1 Special Activities SP2 Special Infrastructure								
Land use	Current LEP Provision	pes	C	Current	t LEP P	rovisio	n	pes	Comments
	Par	Proposed	Aub	Hol	Hor	Par	Hil	Proposed	
- rural supplies	X	X	X	Х	X	Х	Х	x	LEPs are consistent, no changes proposed.
- shops	X	X	X	Х	X	X	X	X	
o neighbourhood shops	x	X	X	X	X	Χ	X	X	
o neighbourhood supermarket	X	X	X	Х	X	Х	X	X	
o timber yards	X	X	X	Х	X	Χ	X	X	
- vehicle sales or hire premises	X	X	Х	Χ	Χ	Χ	X	X	
amusement centres	x	X	X	Х	Х	Х	×	X	LEPs are consistent, no changes proposed.
entertainment facilities	x	X	X	Х	X	Χ	×	X	
function centres	x	X	X	Х	X	Χ	x	X	
highway service centres	X	X	X	Х	Χ	Х	×	X	
industrial retail outlets	X	X	X	Х	×	×	×	X	
registered clubs	×	X	X	Х	Х	Х	×	X	
restricted premises	×	х	Х	Х	X	X	X	х	
service stations	×	Х	X	Х	Х	Х	X	Х	
sex services premises	x	X	X	Х	Х	Х	×	X	
veterinary hospitals	×	Х	X	Х	Х	Х	X	Х	
wholesale supplies	X	X	Х	X	Х	Х	X	X	
rural industries	X	Х	Х	Х	Х	Х	X	Х	LEPs are consistent, no changes proposed.
agricultural produce industries	×	х	Х	Х	X	X	X	X	
livestock processing industries	X	Х	X	Х	Х	Х	X	Х	
sawmill or log processing industries	X	Х	X	Х	Х	Х	X	Х	
stock & sale yard	×	X	X	Х	Х	Х	X	X	
industries	X	Х	Х	Х	Х	Х	X	Х	LEPs are consistent, no changes proposed.
heavy industries	X	Х	X	Х	Х	Х	X	Х	
- hazardous industry	X	Х	X	Х	Х	Х	X	Х	
- offensive industry	×	х	X	Х	Х	Х	×	х	
light industries	×	X	x	Х	Х	Х	Х	X	
- high technology industries	×	X	х	Х	Х	Х	Х	X	
- home industries	×	X	X	Х	Х	Х	Х	X	
- artisan food and drink industry	×	X	X	Х	Х	Х	Х	X	
general industries	×	X	X	Х	X	Х	Х	X	
boat buildings and repair facilities	×	Х	х	Х	Х	Х	Х	X	LEPs are consistent, no changes proposed.
vehicle body repair workshops	×	X	x	Х	Х	Х	Х	X	
vehicle repair stations	×	X	X	Х	X	Х	Х	X	

	SP1 Special Activities			P2 Sp	pecial I	nfrasti	ructure)	
Land use	Current LEP Provision	pes	(Curren	t LEP P	rovisio	n	pes	Comments
	Par	Proposed	Aub	Hol	Hor	Par	Hil	Proposed	
heavy industrial storage establishments	X	X	Χ	Х	Х	Х	Х	X	LEPs are consistent, no changes proposed.
hazardous storage establishments	X	X	X	X	Χ	Χ	Х	X	
liquid fuel depots	×	X	X	X	Χ	X	Х	X	
offensive storage establishments	×	X	X	Х	Х	X	Х	X	
storage premises	X	X	X	Х	Х	Х	Х	X	LEPs are consistent, no changes proposed.
self-storage units	X	Х	Х	Х	Х	Х	Х	Х	
depots	×	X	С	X	Х	Х	Х	X	Depots are only proposed to be permitted in industrial
warehouse or distribution centres	×	X	X	Х	Х	Χ	Х	X	zones. Other land uses are consistently prohibited across
- local distribution centre	x	X	X	Х	Х	Х	Х	X	LEPs and no changes are proposed.
sewerage systems	×	х	X	Х	Х	Х	Х	х	LEPs are consistent, no changes proposed.
biosolids treatment facilities	×	Х	X	Х	×	Х	Х	Х	Note: biosolids treatment facilities, sewage reticulation
sewage reticulation systems	×	X	X	Х	Χ	X	Х	X	systems, sewage treatment plants and water recycling
sewage treatment plants	×	X	X	Х	Х	X	Х	X	facilities are permitted in SP2 zones under the provisions
water recycling facilities	x	X	×	Х	Х	Х	Х	X	of the Infrastructure SEPP.
waste or resource management facilities	×	Х	X	Х	Х	Х	Х	Х	LEPs are consistent, no changes proposed.
resource recovery facilities	×	Х	X	Х	×	Х	Х	Х	Note: waste or resource management facilities and waste
waste disposal facilities	×	X	X	Х	×	Х	Х	х	or resource transfer stations are permitted in SP2 zones
waste or resource transfer stations	×	х	×	х	Х	Х	х	x	under the provisions of the Infrastructure SEPP.
water supply systems	Х	х	х	х	х	×	х	х	Proposals consistent with the majority of LEPs.
water reticulation systems	X	х	Х	х	0	х	х	x	Note: Water reticulation systems and water treatment
water storage facilities									facilities are permissible under the <i>Infrastructure SEPP</i> . Water storage facilities are permissible if carried out by or
	X	X	X	X	Х	Х	Х	X	on behalf of a public authority under the provisions of the
water treatment facilities	X	x	х	x	x	×	x	x	Infrastructure SEPP.
air transport facilities	X	x	X	х	X	×	X	x	LEPs are consistent, no changes proposed. Note: airports
airport	X	x	X	Х	X	X	X	x	and heliports are permissible if carried out by or on behalf of a public authority under the provisions of the
heliport	X	x	×	х	х	X	х	x	Infrastructure SEPP.
airstrip	X	Х	Х	Х	Х	Х	Х	Х	These land uses are consistently prohibited across LEPs
helipad	×	Х	×	X	Х	X	Х	х	and no changes are proposed.
car parks	×	X	С	Х	Х	X	Х	Х	Proposals are consistent with the majority of LEPs.
electricity generating works	×	х	x	X	×	×	×	X	Note: Electricity generating works are permitted under the provisions of the <i>Infrastructure SEPP</i> .

	SP1 Special Activities		S	P2 Sp	ecial I	nfrasti	ructure				
Land use	Current LEP Provision	pes	(Curren [.]	t LEP P	rovisio	n	pes	Comments		
	Par	Proposed	Aub	Hol	Hor	Par	Hil	Proposed			
freight transport facilities	X	X	С	X	X	Χ	Х	X	Proposals are consistent with the majority of LEPs.		
passenger transport facilities	X	Х	С	Х	Х	X	X	X	Port facilities and wharf or boating facilities are		
port facilities	X	Х	X	Х	Х	X	X	X	permissible if carried out by or on behalf of a public		
roads	X	Х	С	С	0	С	0	С	authority under the provisions of the <i>Infrastructure</i> SEPP.		
transport depots	X	Х	X	X	X	X	X	X			
truck depots	X	X	X	X	X	X	X	X			
wharf or boating facilities	X	X	X	Х	Χ	Х	X	X			
educational establishments	X	x	X	Х	X	X	x	X	LEPs are consistent, no changes proposed. Note: educational establishments are permissible under the		
schools	X	X	X	x	X	X	Х	X	Educational Establishments and Child Care SEPP.		
health services facilities	X	X	X	Х	Χ	×	×	X	LEPs are consistent, no changes proposed.		
hospitals	X	Х	X	Х	Χ	×	×	X	Note: health services facilities are permissible under the		
medical centres	X	X	X	Х	Χ	×	×	X	Infrastructure SEPP.		
health consulting rooms	X	X	Х	Х	Χ	×	×	X			
early education and care facility	X	Х	X	Х	X	Х	×	X	LEPs are consistent, no changes proposed.		
centre based child care facility	X	Х	X	Х	Х	Х	×	X			
school based child care	X	X	X	Х	X	Х	×	X			
home based child care	X	X	Х	X	Χ	Χ	×	X			
community facilities	x	X	С	Х	Х	Х	×	х	Proposals consistent with the majority of LEPs.		
correctional centres	X	X	X	Х	X	Х	×	X	Note. Emergency services facilities are permitted under		
emergency services facilities	X	X	X	Х	X	Х	×	X	the Infrastructure SEPP.		
industrial training facilities	X	X	X	Х	Χ	Х	×	X	Public administration building and research stations are		
information and education facilities	X	X	X	Х	Χ	×	×	X	permitted if carried out by or on behalf of a public		
places of public worship	X	X	С	Х	Х	Χ	X	X	authority under the provisions of the <i>Infrastructure SEPP</i> .		
public administration building	X	X	X	Х	Χ	X	X	X	dutiontly under the provisions of the infrastructure of the		
research stations	X	Х	X	Х	X	Х	×	X			
respite day care centres	X	X	X	Х	Х	X	X	X			
signage	X	X	X	С	X	X	X	X	Only building and business identification signs that relate		
advertising structure	X	X	X	С	X	X	X	X	to the specific uses on a site are considered appropriate		
building identification sign	X	X	С	С	X	X	X	С	in SP2 zones.		
business identification sign	X	Х	С	С	X	Х	X	С			
boat launching ramps	×	Х	Х	Х	Х	Х	Х	х	Proposals are consistent with the majority of LEPs		
boat sheds	X	X	X	Х	X	Х	Х	X			
charter & tourism boating facilities	X	X	X	Х	Х	Х	Х	X			

	SP1 Special Activities		S	P2 Sp	pecial I	nfrasti	ucture		
Land use	Current LEP Provision	pes	(Curren [.]	t LEP F	rovisio	n	pes	Comments
	Par	Proposed	Aub	Hol	Hor	Par	Hil	Proposed	
environmental facilities	×	Х	С	Х	Х	Х	Х	Х	Proposals are consistent with the majority of LEPs
jetties	X	X	Х	Х	Х	x	X	X	
marinas	X	X	Х	Х	Х	x	X	X	
mooring	x	X	X	Х	Χ	x	X	X	
mooring pens	X	X	X	Х	Х	×	X	X	
recreation areas	X	X	С	С	Χ	С	X	С	
recreation facilities (indoor)	X	X	С	Х	Χ	X	X	X	
recreation facilities (major)	X	X	X	Х	Х	×	X	X	
recreation facilities (outdoor)	X	X	С	Χ	Χ	X	X	X	
water recreation structures	X	Х	Х	X	Χ	Χ	X	X	
cemetery	X	X	X	Х	Х	×	X	X	Proposals are consistent with the majority of LEPs.
crematorium	X	X	X	Х	Х	×	X	X	
environmental protection works	x	X	С	С	0	С	×	С	Flood mitigation works are considered to be appropriate
exhibition homes	x	X	X	Х	Х	×	X	X	wherever there is a flood risk. Flood mitigation works are
exhibition villages	X	X	X	Х	X	Х	Χ	X	also permissible without consent if carried out by or on
extractive industries	X	X	X	Х	Х	Х	Х	X	behalf of a public authority under the provisions of the
flood mitigation works	X	X	Х	X	Χ	С	Χ	С	Infrastructure SEPP.
mortuaries	x	X	С	Х	Χ	Χ	Χ	x	
open cut mining	X	X	×	X	X	X	Х	X	

		RE1	Public	Recre	ation		RE2 Priv	ate Recreation	l	
Land use	(Current	LEP P	rovisio	n	sed	Current LE	P Provision	pes	Comments
	Aub	Hol	Hor	Par	Hil	Proposed	Par	Hil	Proposed	
agriculture	Х	Х	Х	Х	Х	X	X	X	X	LEPs are consistent, no changes proposed.
aquaculture	С	С	С	С	С	С	С	С	С	
- oyster aquaculture	С	С	С	С	С	С	С	С	С	
- pond based aquaculture	С	С	С	С	С	С	С	С	С	
- tank-based aquaculture	С	С	С	С	С	С	С	С	С	
extensive agriculture	X	X	×	X	×	×	X	X	X	
- bee keeping	X	×	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	X	X	X	
intensive plant agriculture	Х	X	X	X	×	X	X	X	Х	
- horticulture	×	×	x	×	×	x	X	X	X	
- turf farming	X	×	x	×	×	x	X	X	X	
- viticulture	X	X	Х	Х	Х	X	X	X	X	
animal boarding or training establishments	×	×	Х	Х	Х	Х	×	×	Х	LEPs are consistent, no changes proposed.
farm buildings	×	×	×	×	×	×	X	X	X	
forestry	×	×	×	×	×	×	X	X	X	
residential accommodation	X	×	X	X	×	X	X	×	Х	LEPs are consistent, no changes proposed.
attached dwellings	×	×	×	×	×	×	X	X	X	
boarding houses	X	×	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	Х	
dwelling houses	×	×	x	×	×	×	X	X	х	
group homes	x	×	x	×	×	x	X	X	X	
- group homes (permanent)	x	×	x	x	×	×	X	X	X	
- group homes (transitional)	Х	Х	Х	Х	Х	X	×	X	X	
hostels	Х	Х	X	X	X	Х	X	×	X	
multi dwelling housing	Х	Х	Х	X	X	X	×	×	X	
residential flat buildings	Х	X	Х	Х	Х	Х	X	×	X	
rural worker's dwellings	Х	Х	Х	Х	Х	Х	X	×	х	
secondary dwellings	Х	Х	Х	Х	Х	X	X	×	X	
semi-detached dwellings	Х	Х	Х	х	х	X	x	X	X	

	RE1 Public Recreation						RE2 Priv	ate Recreation	1	
Land use	(Current	LEP P	rovisior	า	pes	Current LE	P Provision	pes	Comments
	Aub	Hol	Hor	Par	Hil	Proposed	Par	Hil	Proposed	
seniors housing	Х	Х	Х	Х	Х	X	X	×	Х	LEPs are consistent, no changes proposed.
- residential care facilities	X	Х	Х	Х	Х	X	X	X	X	
shop top housing	X	Χ	Χ	Х	Х	X	X	X	X	
home businesses	X	×	×	×	×	x	X	X	X	LEPs are consistent, no changes proposed.
home occupations	X	×	×	×	×	x	X	X	X	
home occupations (sex services)	X	×	×	X	×	x	X	X	X	
tourist and visitor accommodation	X	×	×	×	×	х	С	Х	С	All types of tourist and visitor accommodation will be
backpackers' accommodation	х	×	×	×	×	x	С	X	С	permitted in RE2 zones, but will continue to be prohibited in
bed & breakfast accommodation	х	×	×	X	×	x	С	X	С	RE1 zones as they are not considered appropriate on public
farm stay accommodation	×	×	×	×	×	x	С	X	С	open space.
hotel or motel accommodation	X	Х	Х	Х	Х	X	С	С	С	
serviced apartments	X	Х	Х	Х	Х	X	С	С	С	
camping grounds	X	×	С	×	×	x	X	x	Х	These land uses are not considered appropriate in RE1 and
caravan parks	X	×	С	×	×	x	X	x	X	RE2 zones, consistent with the majority of LEPs.
eco-tourist facilities	X	Х	Х	Х	Х	X	X	X	X	
commercial premises	X	Х	Х	Х	Х	X	X	х	Х	Only restaurants, cafes, take-away food and drink
business premises	×	×	×	×	×	x	X	X	X	premises, markets and kiosks are considered appropriate in
- funeral homes	×	×	×	×	×	x	X	X	X	recreation zones as these uses can complement
office premises	×	×	×	×	×	x	X	x	X	recreational activities and further enhance the use and
retail premises	X	×	×	×	×	X	X	X	X	enjoyment of open spaces by the public. Refer to section
- specialised retail premises	Х	X	X	Х	X	X	X	X	X	3.2.1 of the Planning Proposal.
- cellar door premises	Х	X	X	Х	Х	X	X	X	X	
- food & drink premises	Х	X	X	Х	Х	X	X	X	Х	
o pubs	X	Х	Х	Х	Х	X	X	X	X	
o restaurants or cafes	С	×	X	С	С	С	С	С	С	
o take-away food & drink premises	X	×	X	С	С	С	С	X	С	
o small bar	х	X	Х	Х	Х	X	X	х	X	
- garden centres	x	Х	Х	Х	Х	X	X	×	Х	
- hardware and building supplies	x	Х	Х	Х	Х	X	X	×	X	
- kiosks	С	С	С	С	С	С	С	С	С	
- landscaping material supplies	X	X	Х	X	X	X	X	Х	X	
- markets	С	X	Х	С	С	С	С	X	С	
- plant nurseries	X	X	X	X	X	X	X	X	X	
- roadside stalls	Х	X	Х	Х	Х	X	Х	X	X	

	RE1 Public Recreation						RE2 Priv	ate Recreation	l	
Land use	(Current	LEP P	rovisior	n	pes	Current LE	P Provision	pes	Comments
	Aub	Hol	Hor	Par	Hil	Proposed	Par	Hil	Proposed	
- rural supplies	Х	X	X	Х	Х	X	X	X	X	Refer to comments on previous page.
- 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	
- vehicle sales or hire premises	Χ	Χ	Χ	Χ	Χ	X	×	×	X	
amusement centres	Х	Х	Х	Х	Х	X	X	X	X	Proposals are generally consistent with majority of LEPs.
entertainment facilities	X	×	X	×	×	X	С	X	С	These uses are not considered appropriate on public open
function centres	С	Х	Х	Х	Х	X	С	X	С	space.
highway service centres	X	×	X	×	×	X	X	X	X	Entertainment facilities, function centres and registered
industrial retail outlets	X	×	X	X	X	X	X	X	X	clubs could support leisure activities or private recreation
registered clubs	X	×	×	×	×	X	С	X	С	land.
restricted premises	X	X	X	X	X	X	X	X	Х	
service stations	X	X	X	X	X	X	X	X	Х	
sex services premises	X	×	×	×	×	X	X	×	X	
veterinary hospitals	X	×	X	×	×	X	X	X	X	
wholesale supplies	Х	Х	Х	Х	Х	X	X	X	X	
rural industries	×	×	×	×	×	Х	X	X	Х	LEPs are consistent, no changes proposed.
agricultural produce industries	×	×	×	×	×	X	X	X	X	
livestock processing industries	×	×	X	×	×	x	X	X	X	
sawmill or log processing industries	×	×	×	×	×	X	X	X	X	
stock & sale yard	Х	Х	Х	Х	Х	X	X	×	X	
industries	×	×	×	×	×	Х	×	×	X	LEPs are consistent, no changes proposed.
heavy industries	X	×	×	×	×	X	X	X	X	
- hazardous industry	×	×	×	×	×	X	×	×	X	
- offensive industry	×	×	×	×	×	X	X	×	X	
light industries	Х	Х	Х	Х	Х	X	X	X	X	
- high technology industries	×	×	×	×	×	X	X	×	X	
- home industries	Х	Х	Х	Х	Х	X	X	X	х	
- artisan food and drink industry	Х	Х	Х	Х	Х	X	X	x	х	
general industries	Х	Х	Х	Х	Х	X	X	X	X	
boat buildings and repair facilities	Х	Х	Х	Х	Х	Х	×	×	X	LEPs are consistent, no changes proposed.
vehicle body repair workshops	X	X	X	X	X	X	×	×	X	
vehicle repair stations	Х	X	X	Х	Х	X	X	X	X	

RE1 Public Recreation							RE2 Priv	ate Recreation	1	
Land use	(Current	LEP P	rovisio	า	pes	Current LE	P Provision	pes	Comments
	Aub	Hol	Hor	Par	Hil	Proposed	Par	Hil	Proposed	
heavy industrial storage establishments	Х	Х	Х	Х	Х	X	х	X	X	LEPs are consistent, no changes proposed.
hazardous storage establishments	×	Χ	X	×	Χ	X	X	X	X	
liquid fuel depots	X	Х	X	X	Χ	X	X	X	X	
offensive storage establishments	X	Χ	X	X	Х	X	X	X	X	
storage premises	×	Х	×	×	Χ	X	X	X	X	LEPs are consistent, no changes proposed.
self-storage units	X	X	X	X	X	X	X	X	X	
depots	С	X	Х	Х	X	x	×	×	x	Depots will be permitted in B7 and IN1, IN2 and IN3 zones
warehouse or distribution centres	х	×	x	х	x	x	X	х	x	only. In addition, maintenance depots are permitted in RE1 zones under the <i>Infrastructure SEPP</i> if carried out by or on
- local distribution centre	×	X	x	Х	X	X	X	X	x	behalf of a public authority (on public reserves).
sewerage systems	Х	X	Х	Х	X	x	X	Х	x	Sewerage systems are not considered appropriate in
biosolids treatment facilities	×	X	X	X	X	X	X	Х	X	recreation zones. Note: Sewage reticulation systems are permissible under the provisions of the <i>Infrastructure SEPP</i> .
sewage reticulation systems	х	×	x	x	x	x	×	×	x	Water recycling facilities are not considered appropriate in
sewage treatment plants	×	X	x	Х	X	x	X	X	x	recreational zones, consistent with majority of the LEPs.
water recycling facilities	X	X	X	С	X	x	С	Х	x	These can be large facilities, potentially reducing the amount of land available for public recreation.
waste or resource management facilities	Х	Х	Х	Х	Х	х	х	х	Х	LEPs are consistent, no changes proposed.
resource recovery facilities	Х	X	X	X	×	Х	X	X	Х	
waste disposal facilities	Х	X	X	X	×	Х	X	X	Х	
waste or resource transfer stations	X	×	X	X	×	Х	X	X	X	
water supply systems	X	×	Х	×	X	Х	X	X	Х	Water supply systems are not considered appropriate in
water reticulation systems	X	Χ	С	X	Χ	X	X	X	X	recreation zones. Note: water reticulation systems are
water storage facilities	X	Х	×	X	Χ	X	X	×	X	permitted in RE1 and RE2 zones under the provisions of the
water treatment facilities	X	Х	×	X	Х	X	X	X	X	Infrastructure SEPP.
air transport facilities	×	Х	х	×	Х	Х	х	x	X	LEPs are consistent, no changes proposed.
airport	×	Х	×	X	Х	X	X	×	X	
heliport	X	×	×	X	×	X	X	X	X	
airstrip	Χ	Χ	Χ	X	Χ	X	X	X	X	LEPs are consistent, no changes proposed.
helipad	X	X	Х	Χ	Х	X	X	X	X	
car parks	Х	Х	С	Х	С	X	Х	X	Х	It is proposed to prohibit car parks in all recreation zones
electricity generating works	Х	Х	X	Х	Х	X	X	X	X	however, car parks ancillary to recreation uses will still be permitted.
freight transport facilities	Χ	Χ	Χ	Χ	Χ	X	X	Х	X	
passenger transport facilities	Х	Х	×	X	Х	X	X	X	X	

		RE1	Public	Recre	ation		RE2 Priv	ate Recreation		
Land use	(Current	LEP P	rovisior	า	pes	Current LE	P Provision	sed	Comments
	Aub	Hol	Hor	Par	Hil	Proposed	Par	Hil	Proposed	
port facilities	Х	Х	X	Х	Х	x	X	×	x	Note: Port facilities are permissible in RE1 zones if carried
roads	С	С	С	С	С	С	С	С	С	out for or on behalf of a public authority under the
transport depots	Х	Х	Х	Х	X	X	x	×	x	provisions of the <i>Infrastructure SEPP.</i> Wharf or boating facilities are permissible in RE1 and RE2
truck depots	Х	Х	Х	X	Х	X	X	×	X	zones if carried out for or on behalf of a public authority
wharf or boating facilities	Х	Х	Х	Х	Х	х	x	×	x	under the provisions of the <i>Infrastructure SEPP</i> .
educational establishments	Х	Х	Х	Х	Х	х	х	х	х	LEPs are consistent, no changes proposed.
schools	Х	Х	Х	Х	Х	X	X	×	X	5 , ,
health services facilities	Х	Х	Х	Х	Х	Х	X	×	Х	LEPs are consistent, no changes proposed.
hospitals	Х	Χ	Х	Х	Х	X	X	X	X	
medical centres	Χ	Χ	Χ	Χ	Χ	X	X	X	X	
health consulting rooms	Х	Х	Х	Х	Х	Х	X	X	X	
early education and care facility	×	×	×	×	×	X	X	×	X	It is proposed to prohibit child care centres in the RE1 zones (with the exception of specifically identified sites) as they
centre based child care facility	С	С	С	X	С	x	С	X	С	are not considered an appropriate use of limited public
school based child care	X	X	X	X	×	X	X	X	X	open space. Child care centres are proposed to be permitted with consent on RE2 sites. Refer to section 3.2.1
home based child care	×	×	×	X	×	×	X	X	×	of the Planning Proposal.
community facilities	С	С	С	С	С	С	С	С	С	Emergency services facilities and respite day care centres
correctional centres	×	×	×	×	×	x	X	X	X	are not considered appropriate on public open space, but
emergency services facilities	X	Χ	С	X	С	X	С	×	С	may be suitable on private recreation land. Respite day
industrial training facilities	×	Х	Х	X	Х	X	X	X	X	care centres are similar to child care centres which are
information and education facilities	С	С	X	С	С	С	С	×	С	proposed to be permitted with consent in the RE2 zone.
places of public worship	С	Χ	Χ	X	Χ	X	X	X	X	Places of public worship and public administration
public administration building	С	X	С	X	X	x	X	X	X	buildings are generally not considered appropriate on RE1
research stations	×	×	X	X	X	X	X	X	X	and RE2 zoned land.
respite day care centres	С	С	С	X	С	X	С	X	С	
signage	X	С	Χ	X	Χ	X	X	X	X	Only building and business identification signs that relate
advertising structure	Χ	С	Х	X	Χ	X	X	X	X	to the specific uses on a site are considered appropriate in recreation zones.
building identification sign	Χ	С	С	Χ	С	С	С	С	С	
business identification sign	Х	С	С	Х	С	С	С	С	С	
boat launching ramps	Χ	Χ	Χ	С	С	С	С	С	С	Boat launching ramps, boat sheds, jetties and water
boat sheds	Χ	Χ	Χ	С	Χ	С	С	×	С	
charter & tourism boating facilities	Х	Х	Х	С	X	X	С	С	С	zones given the importance of waterways in the LGA and

RE1 Public Recreation							RE2 Priv	ate Recreation		
Land use	Current LEP Provision						Current LE	P Provision	sed	Comments
	Aub	Hol	Hor	Par	Hil	Proposed	Par	Hil	Proposed	
environmental facilities	С	С	С	С	С	С	С	С	С	existing uses on RE1 and RE2 zoned land.
jetties	Χ	Χ	Χ	С	С	С	С	С	С	It is proposed to prohibit charter & tourism boating
marinas	×	Х	×	X	X	X	X	X	X	facilities on RE1 zoned land as this is essentially a
mooring	Х	Х	X	Х	X	X	X	X	X	private/commercial use of land that is meant to be
mooring pens	X	Х	X	X	X	X	X	X	X	publically accessible.
recreation areas	С	С	С	С	С	С	С	С	С	Other proposals are generally consistent with the majority
recreation facilities (indoor)	С	С	С	С	С	С	С	С	С	of LEPs.
recreation facilities (major)	С	С	С	С	С	С	С	X	С	
recreation facilities (outdoor)	С	С	С	С	С	С	С	С	С	
water recreation structures	С	С	X	С	С	С	С	С	С	
cemetery	X	Χ	С	Χ	Χ	X	X	X	X	Proposals are generally consistent with the majority of
crematorium	×	×	×	×	×	X	X	X	X	LEPs.
environmental protection works	С	0	0	0	0	0	С	0	С	Flood mitigation works are considered to be appropriate
exhibition homes	X	X	X	X	×	X	X	X	X	wherever there is a flood risk and are permitted in
exhibition villages	×	×	×	×	×	X	X	X	X	recreation zones under the <i>Infrastructure SEPP</i> if undertaker by or on behalf of a public authority.
extractive industries	Х	Х	Х	Х	Х	X	×	x	X	
flood mitigation works	Χ	Χ	С	0	Χ	0	С	×	С	·
mortuaries	Х	Х	Х	X	Χ	X	X	X	X	
open cut mining	X	X	X	X	Х	X	X	X	X	

	Е	2 Environmental Con	servation			
Land use		Current LEP Provision	า	sed	Comments	
Land ass	Aub	Par	Hil	Proposed		
agriculture	X	X	X	X	LEPs are consistent, no changes proposed.	
aquaculture	X	X	X	X		
- oyster aquaculture	С	С	С	С		
- 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	Х	X	×	X	LEPs are consistent, no changes proposed.	
attached dwellings	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		

	E	2 Environmental Cons	servation		
Land use		Current LEP Provision	1	sed	Comments
	Aub	Par	Hil	Proposed	
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	Х	Х	X	X	LEPs are consistent, no changes proposed.
home occupations	X	X	X	X	
home occupations (sex services)	X	X	X	X	
tourist and visitor accommodation	Х	X	X	X	LEPs are consistent, no changes proposed.
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	
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	
commercial premises	X	X	X	X	LEPs are consistent, no changes proposed.
business premises	X	X	X	X	
- funeral homes	X	X	X	X	
office premises	X	X	X	X	
retail premises	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	

	E:	2 Environmental Cons	servation		
Land use		Current LEP Provision		sed	Comments
	Aub	Par	Hil	Proposed	
- rural supplies	X	X	X	X	LEPs are consistent, no changes proposed.
- 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	
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	Х	
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	

	E2	2 Environmental Cons	servation			
Land use		Current LEP Provision	1	sed	Comments	
Edild d3c	Aub	Par	Hil	Proposed		
heavy industrial storage establishments	X	X	X	Х	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	LEPs are consistent, no changes proposed.	
self-storage units	X	X	X	X		
depots	X	X	Х	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	Х	X	X	LEPs are consistent, no changes proposed.	
biosolids treatment facilities	X	X	X	X	Note: sewage reticulation systems are permissible in E2 zones for	
sewage reticulation systems	X	X	X	X	under the Infrastructure SEPP.	
sewage treatment plants	X	X	X	X	and the minder decide of the	
water recycling facilities	X	X	X	X		
waste or resource management facilities	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		
water supply systems	X	X	X	X	LEPs are consistent, no changes proposed.	
water reticulation systems	X	X	X	X	Note: water reticulation systems are permissible in E2 zones under	
water storage facilities	X	X	X	X	the Infrastructure SEPP.	
water treatment facilities	Х	X	X	X		
air transport facilities	X	X	X	Х	LEPs are consistent, no changes proposed.	
airport	X	X	X	X		
heliport	X	Х	X	X		
airstrip	X	X	X	X	LEPs are consistent, no changes proposed.	
helipad	X	X	X	Х		
car parks	X	X	X	Х	LEPs are consistent, no changes proposed.	
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	С	С	С	С		
transport depots	X	X	X	X		

	E2	Environmental Con	servation		
Land use	(Current LEP Provision	1	sed	Comments
	Aub	Par	Hil	Proposed	
truck depots	X	X	X	X	Note: wharf or boating facilities are permissible in E2 zones if
wharf or boating facilities	Х	X	x	x	carried out by or on behalf of a public authority under the provisions of the <i>Infrastructure SEPP</i> .
educational establishments	X	X	X	Х	LEPs are consistent, no changes proposed.
schools	X	X	X	X	
health services facilities	Х	X	X	Х	LEPs are consistent, no changes proposed.
hospitals	X	X	X	X	
medical centres	X	X	X	X	
health consulting rooms	X	Χ	X	X	
early education and care facility	X	X	X	X	LEPs are consistent, no changes proposed.
centre based child care facility	X	X	X	X	
school based child care	X	Χ	X	X	
home based child care	X	Χ	X	X	
community facilities	X	X	X	Х	Research stations are not considered appropriate in E2 zones,
correctional centres	X	X	X	X	consistent with the majority of LEPs.
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	
public administration building	X	X	X	X	
research stations	X	X	С	X	
respite day care centres	X	X	X	X	
signage	X	X	X	X	Signage is not considered appropriate in the E2 zone, consistent
advertising structure	X	X	X	X	with the majority of LEPs. It is noted that limited signage is
building identification sign	С	Χ	X	X	permitted on public reserves under the Infrastructure SEPP.
business identification sign	С	X	X	X	
boat launching ramps	X	X	X	Х	LEPs are consistent, no changes proposed.
boat sheds	Χ	X	X	X	
charter & tourism boating facilities	X	X	X	X	
environmental facilities	С	С	С	С	
jetties	X	X	X	X	
marinas	X	X	X	X	
mooring	X	X	X	X	
mooring pens	X	X	×	X	

	E2	2 Environmental Cons	servation		
Land use		Current LEP Provision		Comments	
	Aub	Par	Hil	Propose	
recreation areas	X	X	X	x	LEPs are consistent, no changes proposed.
recreation facilities (indoor)	X	X	X	X	
recreation facilities (major)	×	X	X	X	
recreation facilities (outdoor)	X	X	X	X	
water recreation structures	X	X	X	X	
cemetery	X	X	X	x	Environmental protection works and flood mitigation works are
crematorium	X	X	X	x	also permitted in E2 zones if undertaken by or on behalf of a public
environmental protection works	С	0	С	0	authority under the provisions of the Infrastructure SEPP.
exhibition homes	X	X	X	X	
exhibition villages	X	X	X	X	
extractive industries	X	X	X	X	
flood mitigation works	X	0	X	0	
mortuaries	X	X	X	X	
open cut mining	X	X	X	X	

		ıral Waterwa	ys	W2 Recreational Waterw	ays	Comments
Land Use	Current LE	P Provision	Proposed	Current LEP Provision	peso	
	Aub	Par	Prop	Par	Proposed	
agriculture	X	X	Х	X	х	LEPs are consistent, no changes proposed.
aquaculture	С	С	С	С	С	
- oyster aquaculture	С	С	С	С	С	
- pond based aquaculture	С	С	С	С	С	
- tank-based aquaculture	С	С	С	С	С	
extensive agriculture	X	X	х	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	×	х	X	x	
- dairies (restricted)	X	×	х	X	x	
intensive plant agriculture	X	x	х	X	x	
- horticulture	×	X	x	X	x	
- turf farming	×	X	x	X	x	
- viticulture	X	X	x	X	×	
animal boarding or training establishments	×	х	х	X	х	LEPs are consistent, no changes proposed.
farm buildings	×	X	x	X	x	
forestry	×	×	x	X	x	
residential accommodation	×	х	х	X	х	LEPs are consistent, no changes proposed.
attached dwellings	×	×	x	X	Х	
boarding houses	×	X	x	X	x	
dual occupancies	×	X	x	X	×	
- dual occupancies (attached)	×	×	x	X	Х	
- dual occupancies (detached)	×	×	x	X	Х	
dwelling houses	×	×	x	X	X	
group homes	X	×	×	X	X	1
- group homes (permanent)	X	X	×	X	x	1
- group homes (transitional)	×	×	×	X	x	1
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	
secondary dwellings	^X	X	x	X	x	
semi-detached dwellings	^X	X	x	X	×	

W1 Natural Waterways		ys	W2 Recreational Waterw	ays	Comments	
Land Use	Current LE	P Provision	Proposed	Current LEP Provision	Proposed	
	Aub	Par	Prop	Par	Prop	
seniors housing	×	X	x	×	х	LEPs are consistent, no changes proposed.
- residential care facilities	X	X	x	X	x	
shop top housing	X	Х	х	X	х	
home businesses	×	x	x	X	x	LEPs are consistent, no changes proposed.
home occupations	×	X	х	X	x	
home occupations (sex services)	×	X	X	X	х	
tourist and visitor accommodation	x	x	x	x	x	LEPs are consistent, no changes proposed.
backpackers' accommodation	x	x	x	x	x	
bed & breakfast accommodation	x	x	х	x	x	
farm stay accommodation	x	x	х	X	x	
hotel or motel accommodation	×	x	х	X	x	
serviced apartments	×	X	х	X	x	
camping grounds	x	×	x	x	x	LEPs are consistent, no changes proposed.
caravan parks	×	×	x	×	x	
eco-tourist facilities	x	х	x	x	х	
commercial premises	X	x	х	x	х	LEPs are consistent, no changes proposed.
business premises	×	x	х	X	х	
- funeral homes	×	x	x	X	x	
office premises	×	×	x	×	×	
retail premises	x	х	x	x	x	
- specialised retail premises	×	x	х	x	x	
- cellar door premises	×	х	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	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	х	С	С	
- landscaping material supplies	x	X	х	X	x	
- markets	×	x	х	X	x	
- plant nurseries	×	x	x	X	x	
- roadside stalls	×	×	x	X	×	

	W1 Natural Waterways		W2 Recreational Waterw	ays	Comments	
Land Use	Current LE	P Provision	Proposed	Current LEP Provision	Proposed	
	Aub	Par	Prop	Par	Prop	
- rural supplies	×	X	х	x	х	LEPs are consistent, no changes proposed.
- shops	X	x	x	X	x	
o neighbourhood shops	×	X	x	x	x	
o neighbourhood supermarket	×	x	x	x	x	
- timber yards	×	x	х	x	x	
- vehicle sales or hire premises	Х	Х	x	X	x	
amusement centres	х	х	х	x	х	LEPs are consistent, no changes proposed.
entertainment facilities	x	X	x	x	х	
function centres	×	X	x	×	x	
highway service centres	×	X	x	×	x	
industrial retail outlets	×	X	x	×	x	
registered clubs	×	X	x	×	x	
restricted premises	×	x	x	×	x	
service stations	x	x	х	×	х	
sex services premises	x	x	x	×	x	
veterinary hospitals	×	x	x	×	x	
wholesale supplies	x	X	x	x	х	
rural industries	х	х	х	x	х	LEPs are consistent, no changes proposed.
agricultural produce industries	x	x	x	×	x	
livestock processing industries	x	x	х	X	x	
sawmill or log processing industries	×	x	x	×	x	
stock & sale yard	×	x	x	×	×	
industries	х	×	х	×	х	LEPs are consistent, no changes proposed.
heavy industries	x	x	х	X	x	
- hazardous industry	х	x	х	×	х	
- offensive industry	х	x	х	X	х	
light industries	x	x	x	×	х	
- high technology industries	x	×	х	X	х	
- home industries	×	×	x	X	х	
- artisan food and drink industry	x	×	x	X	х	
general industries	x	x	x	×	х	

W1 Natural Waterway		ıys	W2 Recreational Waterw	vays	Comments	
Land Use	Current LE	EP Provision	pesc	Current LEP Provision	pesc	
	Aub	Par	Proposed	Par	Proposed	
boat buildings and repair facilities	×	×	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	х	x	х	LEPs are consistent, no changes proposed.
hazardous storage establishments	X	x	х	x	х	
liquid fuel depots	X	×	x	×	x	
offensive storage establishments	X	x	x	×	x	
storage premises	×	×	х	×	x	LEPs are consistent, no changes proposed.
self-storage units	×	×	x	×	x	
depots	х	х	х	X	х	LEPs are consistent, no changes proposed.
warehouse or distribution centres	x	x	х	X	х	
- local distribution centre	x	x	x	X	х	
sewerage systems	х	х	х	X	х	LEPs are consistent, no changes proposed.
biosolids treatment facilities	×	×	x	X	x	Note: sewage reticulation systems are permissible in W1 and
sewage reticulation systems	×	×	x	X	x	W2 zones under the Infrastructure SEPP.
sewage treatment plants	×	×	x	X	×	TVZ ZONES WHOCH THE HIMASTRUCTURE SELFT.
water recycling facilities	×	×	x	×	×	
waste or resource management facilities	х	х	х	X	х	LEPs are consistent, no changes proposed.
resource recovery facilities	x	x	х	X	х	
waste disposal facilities	×	×	x	×	×	
waste or resource transfer stations	×	×	x	×	×	
water supply systems	х	х	х	X	х	LEPs are consistent, no changes proposed.
water reticulation systems	x	×	x	×	x	Note: water reticulation systems are permissible in W1 and W2
water storage facilities	×	×	x	×	×	zones under the Infrastructure SEPP.
water treatment facilities	×	×	x	X	x	2011es dilder tile illitustructure 3L1 1 .
air transport facilities	х	х	х	Х	х	LEPs are consistent, no changes proposed.
airport	x	x	x	x	x	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> .
heliport	x	x	x	X	х	
airstrip	X	x	x	X	x	LEPs are consistent, no changes proposed.
helipad	X	X	х	X	x	

	W1 Natural Waterways			W2 Recreational Waterw	vays	Comments
Land Use	Current LE	P Provision	Proposed	Current LEP Provision	Proposed	
	Aub	Par	Prop	Par	Prop	
car parks	×	X	Х	X	х	LEPs are consistent, no changes proposed.
electricity generating works	x	X	х	×	x	Note: 'port facilities' are permissible in W2 zones if undertaken
freight transport facilities	X	X	х	X	x	by or on behalf of a public authority under the provisions of
passenger transport facilities	X	X	х	С	С	the Infrastructure SEPP.
port facilities	X	X	х	С	С	
roads	С	С	С	С	С	
transport depots	X	X	x	X	x	
truck depots	X	X	x	X	x	
wharf or boating facilities	X	X	X	X	х	
educational establishments	x	х	х	X	x	LEPs are consistent, no changes proposed.
schools	x	х	x	X	x	
health services facilities	x	х	х	×	х	LEPs are consistent, no changes proposed.
hospitals	X	X	x	×	x	
medical centres	X	X	x	×	x	
health consulting rooms	x	Х	x	X	x	
early education and care facility	x	x	х	×	х	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	
community facilities	х	x	х	С	С	LEPs are consistent, no changes proposed.
correctional centres	X	X	x	×	x	
emergency services facilities	X	X	x	×	x	
industrial training facilities	x	Х	x	x	x	
information and education facilities	×	Х	х	С	С	
places of public worship	×	Х	х	×	x	
public administration building	×	X	x	x	x	
research stations	×	X	x	С	С	
respite day care centres	x	х	х	X	x	
signage	х	×	х	Х	Х	General signage is not considered appropriate in W1 or W2
advertising structure	×	X	х	X	х	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
building identification sign	С	X	х	X	х	
business identification sign	С	Х	х	X	х	the provisions of the Infrastructure SEPP.

W1 Natural Waterways		/s	W2 Recreational Waterw	ays	Comments	
Land Use	Current LE	P Provision	peso	Current LEP Provision	pesc	
	Aub	Par	Prop	Par	Proposed	
boat launching ramps	х	X	х	С	С	LEPs are consistent, no changes proposed.
boat sheds	X	X	x	С	С	
charter & tourism boating facilities	X	X	x	С	С	
environmental facilities	С	С	С	С	С	
jetties	x	X	x	С	С	
marinas	X	X	x	С	С	
moorings	X	X	x	С	С	
mooring pens	X	X	x	С	С	
recreation areas	Х	X	x	С	С	
recreation facilities (indoor)	X	X	x	X	х	
recreation facilities (major)	X	X	x	X	х	
recreation facilities (outdoor)	X	X	x	X	х	
water recreation structures	×	x	x	С	С	
cemetery	×	×	х	×	Х	Environmental protection works and flood mitigation works
crematorium	×	×	x	X	х	are proposed to be permitted without consent in W1 and W2
environmental protection works	С	0	0	0	0	zones, consistent with Parramatta LEP 2011.
exhibition homes	×	X	x	X	х	Note: Flood mitigation works are also permissible in W1 and
exhibition villages	x	X	x	X	х	W2 zones without consent if carried out by or on behalf of a public authority under the provisions of the <i>Infrastructure SEPP</i>
extractive industries	x	X	x	X	х	
flood mitigation works	X	0	0	0	o	
mortuaries	x	X	x	X	х	
open cut mining	X	X	x	X	х	