

Land use	RU4 Primary Productions Small Lots			Comments/rationale
	Current LEP Provision		Proposed	
	RLEP 2011	BBLEP 2013		
Land use terms within agriculture group term				
agriculture	x		x	
aquaculture	c		c	
Oyster aquaculture	c		c	
Pond-based aquaculture	c		c	
Tank-based aquaculture	c		c	
extensive agriculture (e.g.. Grazing of livestock's, etc.)	o*		o	
bee keeping	o		o	
dairy (pasture-based)	o		o	
intensive livestock agriculture	x		x	
feedlots	x		x	
dairies (restricted)	x		x	
intensive plant agriculture (e.g.. Cultivation of irrigated crops)	o*		o	
horticulture	o		o	
turf farming	o		o	
viticulture	o		o	
(Land use terms outside agriculture group term)				
animal boarding or training establishments	x		x	
farm buildings	c*		c	
forestry	x		x	
Land use terms within residential accommodation group term				
residential accommodation	x		x	
attached dwellings	x		x	
boarding houses	x		x	
dual occupancies	x		x	
dual occupancies (attached)	x		x	
dual occupancies (detached)	x		x	
dwelling houses	c		c	
group homes	x		x	
group homes (permanent)	x		x	
group homes (transitional)	x		x	
hostels	x		x	
multi dwelling housing	x		x	
residential flat buildings	x		x	
rural worker's dwellings	x		x	
secondary dwellings	x		x	
semi-detached dwellings	x		x	
seniors housing	x		x	
residential care facilities	x		x	
shop top housing	x		x	
Land use terms outside residential accommodation group term				
home-based child care	x		x	
home business	o		o	
home occupations	o		o	

home occupation (sex services)	x		x	
Land use terms within tourist and visitor accommodation group term				
tourist and visitor accommodation	x		x	
backpackers' accommodation	x		x	
bed & breakfast accommodation	x		x	
farm stay accommodation	x		x	
hotel or motel accommodation	x		x	
serviced apartments	x		x	
(land use terms outside tourist and visitor accommodation group term)				
camping grounds	x		x	
caravan parks	x		x	
eco-tourist facilities	x		x	
(land use terms within commercial premises group term				
commercial premises	x		x	
business premises (e.g.. Banks, post offices, hairdressers, etc.)	x		x	
funeral homes	x		x	
office premises	x		x	
retail premises	x		x	
cellar door premises	x		x	
food & drink premises	x		x	
pubs	x		x	
restaurants or cafes	x		x	
take-away food & drink premises	x		x	
garden centres	x		x	
hardware & building supplies	x		x	
kiosks	x		x	
landscaping material supplies	x		x	
markets	x		x	
plant nurseries	c		c	
roadside stalls	c*		c	
rural supplies	x		x	
shops	x		x	
neighbourhood shops	x		x	
neighbourhood supermarket	x		x	
specialised retail premises	x		x	
timber yards	x		x	
vehicle sales or hire premises	x		x	
(Land use terms outside commercial premises group term)				
amusement centres	x		x	
entertainment facilities	x		x	
function centres	x		x	
highway service centres	x		x	
industrial retail outlets	x		x	
registered clubs	x		x	
restricted premises	x		x	
service stations	x		x	
sex services premises	x		x	
veterinary hospitals	x		x	
wholesale supplies	x		x	

(Land use terms within rural industry group term)				
rural industries (e.g., use of composting facilities and works)	x		x	
agricultural produce industries	x		x	
livestock processing industries	x		x	
sawmill or log processing industries	x		x	
stock & sale yards	x		x	
(Land use terms within industry group term)				
industries	x		x	
heavy industries	x		x	
hazardous industry	x		x	
offensive industry	x		x	
light industries	x		x	
high technology industries	x		x	
home industry	x		x	
artisan food and drink industry	x		x	
general industries	x		x	
(Land use term outside industry group term)				
boat building and repair facilities	x		x	
vehicle body repair workshops	x		x	
vehicle repair stations	x		x	
(Land use terms within heavy industrial storage establishment group term)				
heavy industrial storage establishments	x		x	
hazardous storage establishments	x		x	
liquid fuel depots	x		x	
offensive storage establishments	x		x	
(Land use terms within storage premises group term)				
storage premises	x		x	
self storage units	x		x	
(Land use terms outside storage premises group term)				
depots	x		x	
warehouse or distribution centres	x		x	
local distribution centre	x		x	
(Land use within sewerage system group term)				
sewerage systems	x		x	
bio solids treatment facilities	x		x	
sewage reticulation systems	x		x	
sewage treatment plants	x		x	
water recycling facilities	x		x	
(Land use terms within waste or resource management facility group term)				
waste or resource management facilities	x		x	
resource recovery facilities	x		x	
waste disposal facilities	x		x	
waste or resource transfer stations	x		x	
(Land use terms within water supply system group term)				
water supply systems	c		c	
water reticulation systems	c		c	
water storage facilities	c		c	
water treatment facilities	c		c	
(Land use term within air transport facility group term)				

air transport facilities	x		x	
airport	x		x	
heliport	x		x	
(Land use term outside air transport facility group term)				
airstrips	x		x	
helipads	x		x	
(Other Land use terms relating to infrastructure)				
car parks	x		x	
electricity generating works	x		x	
freight transport facilities	x		x	
passenger transport facilities	x		x	
port facilities	x		x	
roads	o*		c	This is a use that is mandated as either (i) permitted with consent; or (ii) without consent in the standard instrument in the zone. As roads can introduce impacts on both private and government agency/council-owned land, they are proposed to be changed to require consent in this zone. Council needs to determine road locations and planning impacts in order to have greater autonomy over land use planning decisions for this use.
transport depots	x		x	
truck depots	x		x	
wharf or boating facilities	x		x	
(Land use terms within education establishment group term)				
educational establishments	x		x	
schools	x		x	
(Land use terms within health service facility group term)				
health service facilities	x		x	
hospitals	x		x	
medical centres	x		x	
health consulting rooms	x		x	
(Other land use terms relating to community infrastructure)				
centre-based child care facilities	x		x	
community facilities	x		x	
correctional centres	x		x	
emergency services facilities	x		x	
industrial training facilities	x		x	
information and education facilities	x		x	
places of public worship	x		x	
public administration building	x		x	
research stations	x		x	
respite day care centres	x		x	
(Land use terms within signage group term)				
signage	x		x	
advertising structure	x		x	
building identification sign	c		c	
business identification sign	x		x	
(Land use terms relating to recreation)				
boat launching ramps	x		x	
boat sheds	x		x	
charter & tourism boating facilities	x		x	
environmental facilities	x		x	

jetties	x		x	
marinas	x		x	
moorings	x		x	
mooring pens	x		x	
recreation areas	x		x	
recreation facilities (indoor)	x		x	
recreation facilities (major)	x		x	
recreation facilities (outdoor)	x		x	
water recreation structures	x		x	
(other miscellaneous Land use terms)				
cemeteries	x		x	
crematoria	x		x	
environmental protection works	c		c	
exhibition homes	x		x	
exhibition villages	x		x	
extractive industries	x		x	
flood mitigation works	c		c	
mortuaries	x		x	
open cut mining	x		x	

Land use	R2 Low Density Residential			Comments/rationale
	Current LEP Provision		Proposed	
	RLEP 2011	BBLEP 2011		
Land use terms within agriculture group term				
agriculture	x	x	x	
aquaculture	x	x	x	
Oyster aquaculture	c	c	c	
Pond-based aquaculture	c	c	c	
Tank-based aquaculture	c	c	c	
extensive agriculture (e.g.. Grazing of livestock's, etc.)	x	x	x	
bee keeping	x	x	x	
dairy (pasture-based)	x	x	x	
intensive livestock agriculture	x	x	x	
feedlots	x	x	x	
dairies (restricted)	x	x	x	
intensive plant agriculture (e.g.. Cultivation of irrigated crops)	x	x	x	
horticulture	x	x	x	
turf farming	x	x	x	
viticulture	x	x	x	
(Land use terms outside agriculture group term)				
animal boarding or training establishments	x	x	x	
farm buildings	x	x	x	
forestry	x	x	x	
Land use terms within residential accommodation group term				
residential accommodation	x	x	x	
attached dwellings	c	c	c	
boarding houses	c	c	c	
dual occupancies	c	x	c	Given that dual occupancies are permitted in the former RLEP 2011 , is permitted in majority of the nearby surrounding councils and certain dual occupancies are to be considered complying under the Codes SEPP, this use is to be permitted with consent. Accordingly, all land uses classified under the group term dual occupancies are proposed to be permitted with consent.
dual occupancies (attached)	c	x	c	
dual occupancies (detached)	c	x	c	
dwelling houses	c	c	c	
group homes	c	c	c	
group homes (permanent)	c	c	c	
group homes (transitional)	c	c	c	
hostels	c	x	c	Hostels are considered to be an appropriate use within the zone, as they are commensurate with the scale of low density residential deveopment, due to the requirements to comply with development standards applying to the zone.

multi dwelling housing	x	c	x	This land use was permitted with consent in the BBLEP2013 in accordance with Clause 6.11 Residential Flat Buildings and Multi Dwelling Housing in the R2 Low Density Residential zone. This use is proposed to be removed from the R3 land use table, however as per the Gateway conditions, this use will continue to be permitted for R2 zoned land under BBLEP 2013 as an Additional Permitted Use in accordance with Clause 6.11 Residential Flat Buildings.
residential flat buildings	x	c	x	This land use was permitted with consent in the BBLEP2013 in accordance with Clause 6.11 Residential Flat Buildings and Multi Dwelling Housing in the R2 Low Density Residential zone. This use is proposed to be removed from the R3 land use table, however as per the Gateway conditions, this use will continue to be permitted for R2 zoned land under BBLEP 2013 as an Additional Permitted Use in accordance with Clause 6.11 Residential Flat Buildings.
rural worker's dwellings	x	x	x	
secondary dwellings	c	x	c	Secondary dwellings are an appropriate use, being consistent with the objectives of the zone, and given that the zone provides small scale diversity housing types and contributes to meeting housing targets. The use is proposed to be permitted with consent. This is consistent with the Affordable Rental Housing SEPP, which permits secondary dwellings in certain prescribed zones, including the R2 Low Density Residential zone.
semi-detached dwellings	c	c	c	
seniors housing	c	x	c	Seniors housing is an appropriate use and is consistent with the objectives of the zone, as it promotes the integration of broad demographics into the community within the zone. This is consistent with the Seniors Housing SEPP, which permits seniors housing in certain circumstances including where development for the purposes of dwelling houses is permitted. The use, and all land uses classified under the group term seniors housing are proposed to be permitted with consent.
residential care facilities	c	x	c	
shop top housing	x	x	x	
Land use terms outside residential accommodation group term				
home-based child care	o	x	o	Home-based childcare is an appropriate use and is consistent with the objectives of the R2 Low Density Residential zone. Permitting the use without consent is consistent with the Education and Childcare SEPP, where home-based childcares are exempt development.
home business	o	x	c	Home businesses that do not involve the manufacture of food products or skin penetration procedures are exempt development under Part 2 (subdivision 22) of the Exempt and Complying Development Codes SEPP. Home businesses are to be permitted with consent, in order for council to oversee the approval of home businesses that involve the manufacture of food products or skin penetration procedures to avoid unforeseen adverse impacts.
home occupations	o	o	o	
home occupation (sex services)	x	x	x	
Land use terms within tourist and visitor accommodation group term				
tourist and visitor accommodation				
	x	x	x	
backpackers' accommodation	x	x	x	
bed & breakfast accommodation	x	c	c	Given the low scale intensity of bed and breakfast accommodation, it is a use to be permitted with consent. Adjoining Councils have also tended to permit the use with consent in the zone under their current LEPS.
farm stay accommodation	x	x	x	
hotel or motel accommodation	x	x	x	
serviced apartments	x	x	x	
(land use terms outside tourist and visitor accommodation group term)				
camping grounds	x	x	x	
caravan parks	x	x	x	
eco-tourist facilities	x	x	x	
(land use terms within commercial premises group term)				

commercial premises	x	x	x	
business premises (e.g.. Banks, post offices, hairdressers, etc.)	x	x	x	
funeral homes	x	x	x	
office premises	x	c	x	This land use was permitted with consent in certain residential zones under the BBLEP2013 by Clause 6.13 Office Premises. This clause is to be deleted, as it has perpetuated the potential for inappropriately located out-of-centre development. Furthermore, the existing building stock applicable to this clause is not suitable for adaptive reuse, and therefore office premises are not considered an appropriate use for the zone.
retail premises	x	x	x	
cellar door premises	x	x	x	
food & drink premises	x	x	x	
pubs	x	x	x	
restaurants or cafes	x	x	x	
take-away food & drink premises	x	x	x	
garden centres	x	x	x	
hardware & building supplies	x	x	x	
kiosks	x	x	x	
landscaping material supplies	x	x	x	
markets	x	x	x	
plant nurseries	x	x	x	
roadside stalls	x	x	x	
rural supplies	x	x	x	
shops	x	x	x	
neighbourhood shops	x	c	c	Given that neighbourhood shops is a land use of appropriate scale, and consistent with, the R2 Low Density Residential zone and its objectives, it is proposed to be permitted with consent.
neighbourhood supermarket	x	x	x	
specialised retail premises	x	x	x	
timber yards	x	x	x	
vehicle sales or hire premises	x	x	x	
(Land use terms outside commercial premises group term)				
amusement centres	x	x	x	
entertainment facilities	x	x	x	
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	x	
sex services premises	x	x	x	
veterinary hospitals	x	x	x	
wholesale supplies	x	x	x	
(Land use terms within rural industry group term)				
rural industries (e.g., use of composting facilities and works)	x	x	x	
agricultural produce industries	x	x	x	
livestock processing industries	x	x	x	
sawmill or log processing industries	x	x	x	
stock & sale yards	x	x	x	
(Land use terms within industry group term)				
industries	x	x	x	
heavy industries	x	x	x	
hazardous industry	x	x	x	
offensive industry	x	x	x	

light industries	x	x	x	
high technology industries	x	x	x	
home industry	o	x	c	Home industries that do not involve the manufacture of food products or skin penetration procedures is exempt development under Part 2 (subdivision 22) of the Exempt and Complying Development Codes SEPP. Home industries are to be permitted with consent, in order for council to oversee the approval of home businesses that involve the manufacture of food products or skin penetration procedures to avoid unforeseen adverse impacts.
artisan food and drink industry	x	x	x	
general industries	x	x	x	
(Land use term outside industry group term)				
boat building and repair facilities	x	x	x	
vehicle body repair workshops	x	x	x	
vehicle repair stations	x	x	x	
(Land use terms within heavy industrial storage establishment group term)				
heavy industrial storage establishments	x	x	x	
hazardous storage establishments	x	x	x	
liquid fuel depots	x	x	x	
offensive storage establishments	x	x	x	
(Land use terms within tirage premises group term)				
storage premises	x	x	x	
self storage units	x	x	x	
(Land use terms outside storage premises group term)				
depots	x	x	x	
warehouse or distribution centres	x	x	x	
local distribution centre	x	x	x	
(Land use within sewerage system group term)				
sewerage systems	x	x	x	
bio solids treatment facilities	x	x	x	
sewage reticulation systems	x	x	x	
sewage treatment plants	x	x	x	
water recycling facilities	x	x	x	
(Land use terms within waste or resource management facility group term)				
waste or resource management facilities				
	x	x	x	
resource recovery facilities	x	x	x	
waste disposal facilities	x	x	x	
waste or resource transfer stations	x	x	x	
(Land use terms within water supply system group term)				
water supply systems	c	x	c	The uses under this group term are considered appropriate in the zone. Accordingly, all land uses classified under the group term are proposed to be permitted with consent.
water reticulation systems	c	x	c	
water storage facilities	c	x	c	
water treatment facilities	c	x	c	
(Land use term within air transport facility group term)				
air transport facilities	x	x	x	
airport	x	x	x	
heliport	x	x	x	

(Land use term outside air transport facility group term)				
airstrips	x	x	x	
helipads	x	x	x	
(Other Land use terms relating to infrastructure)				
car parks	x	x	x	
electricity generating works	x	x	x	
freight transport facilities	x	x	x	
passenger transport facilities	x	x	x	
port facilities	x	x	x	
roads	o*	c*	c	This is a use that is mandated as either (i) permitted with consent; or (ii) without consent in the standard instrument in the zone. As roads can introduce impacts on both private and government agency/council-owned land, they are proposed to be changed to require consent in this zone. Council needs to determine road locations and planning impacts in order to have greater autonomy over land use planning decisions for this use.
transport depots	x	x	x	
truck depots	x	x	x	
wharf or boating facilities	x	x	x	
(Land use terms within education establishment group term)				
educational establishments	c	x	c	These uses are appropriate and meet the objectives of the zone. Accordingly, all existing schools in the former Botany Bay LGA are located on land in the R2 Low Density Residential zone, and should be permitted with consent. Accordingly, all land uses classified under the group term educational establishments are permitted with consent. This is consistent with the Education and Childcare SEPP, which permits educational establishments in certain prescribed zones. The R2 Low Density Residential zone is one of those prescribed zones.
schools	c	x	c	
(Land use terms within health service facility group term)				
health service facilities	x	x	x	
hospitals	x	c	x	Given the characteristics of hospitals being large scale developments, requiring large development footprints, and introducing significant amenity impacts through operational requirements, in addition to being incompatible with the zone objectives, hospitals are proposed to be prohibited.
medical centres	x	x	x	
health consulting rooms	c	c	c	
(Other land use terms relating to community infrastructure)				
centre-based child care facilities	c	c	c	
community facilities	c	c	c	
correctional centres	x	x	x	
emergency services facilities	x	x	x	
industrial training facilities	x	x	x	
information and education facilities	x	x	x	
places of public worship	c	c	c	
public administration building	x	x	x	
research stations	x	x	x	
respite day care centres	c	c	c	
(Land use terms within signage group term)				
signage	x	x	x	
advertising structure	x	x	x	

building identification sign	c	c	c	
business identification sign	x	c	c	Business identification signs are proposed to be permissible with consent, as the use is considered to be compatible with the zone.
(Land use terms relating to recreation)				
boat launching ramps	x	x	x	
boat sheds	x	x	x	
charter & tourism boating facilities	x	x	x	
environmental facilities	x	x	x	
jetties	x	x	x	
marinas	x	x	x	
moorings	x	x	x	
mooring pens	x	x	x	
recreation areas	c	c	c	
recreation facilities (indoor)	x	x	x	
recreation facilities (major)	x	x	x	
recreation facilities (outdoor)	x	x	x	
water recreation structures	x	x	x	
(other miscellaneous Land use terms)				
cemeteries	x	x	x	
crematoria	x	x	x	
environmental protection works	c	c	c	
exhibition homes	c	x	c	Exhibition homes are proposed to be permitted with consent, as it is considered to be an appropriate land use for the zone. Exhibition homes are, generally, permissible with consent across most surrounding LGAs.
exhibition villages	c	x	x	Exhibition villages are proposed to be prohibited within the zone. There is no market for this type of use within the LGA, being more appropriate for Urban Release Areas, where large areas of vacant allotments are available to construct large numbers of exhibition homes. Exhibition villages are also, generally, prohibited across the surrounding LGAs.
extractive industries	x	x	x	
flood mitigation works	c	c	c	
mortuaries	x	x	x	
open cut mining	x	x	x	

Land use	R3 Medium Density Residential			Comments/rationale
	Current LEP Provision		Proposed	
	RLEP 2011	BBLEP 2013		
Land use terms within agriculture group term				
agriculture	x	x	x	
aquaculture	x	x	x	
Oyster aquaculture	c	c	c	
Pond-based aquaculture	x	x	x	
Tank-based aquaculture	c	c	c	
extensive agriculture (e.g.. Grazing of livestock's, etc.)	x	x	x	
bee keeping	x	x	x	
dairy (pasture-based)	x	x	x	
intensive livestock agriculture	x	x	x	
feedlots	x	x	x	
dairies (restricted)	x	x	x	
intensive plant agriculture (e.g.. Cultivation of irrigated crops)	x	x	x	
horticulture	x	x	x	
turf farming	x	x	x	
viticulture	x	x	x	
(Land use terms outside agriculture group term)				
animal boarding or training establishments	x	x	x	
farm buildings	x	x	x	
forestry	x	x	x	
Land use terms within residential accommodation group term				
residential accommodation	c	x	x	Several of the uses contained under the group term of residential accommodation are not considered appropriate in the zone. Accordingly, the residential accommodation group term is proposed to be prohibited, which allows Council to separately define those uses that are proposed to be permitted with consent in the zone.
attached dwellings	c	c	c	
boarding houses	c	c	c	
dual occupancies	c	x	c	Given that dual occupancies are permitted in the former RLEP 2011, is permitted in majority of the nearby surrounding councils and certain dual occupancies are to be considered complying under the Codes SEPP, this use is to be permitted with consent. Accordingly, all land uses classified under the group term dual occupancies are proposed to be permitted with consent.
dual occupancies (attached)	c	x	c	
dual occupancies (detached)	c	x	c	
dwelling houses	c	c	c	
group homes	c	c	c	
group homes (permanent)	c	c	c	
group homes (transitional)	c	c	c	
hostels	c	x	c	Hostels are considered to be an appropriate use within the zone, as they are commensurate with the scale of low density residential devleopment, due to the requirements to comply with development standards applying to the zone.
multi dwelling housing	c	c	c	
residential flat buildings	x	c	x	This land use was permitted with consent in the BBLEP2013 in the R3 Low Density Residential zone. This use is proposed to be removed from the R3 land use table, however as per the Gateway conditions, this use will continue to be permitted for R3 zoned land under BBLEP 2013 as an Additional Permitted Use in accordance with Clause 6.11 Residential Flat Buildings.
rural worker's dwellings	x	x	x	

secondary dwellings	c	x	c	Secondary dwellings are an appropriate use, being consistent with the objectives of the zone, and given that the zone provides small scale diversity housing types and contributes to meeting housing targets. The use is proposed to be permitted with consent. This is consistent with the Affordable Rental Housing SEPP, which permits secondary dwellings in certain prescribed zones, including the R2 Low Density Residential zone.
semi-detached dwellings	c	c	c	
seniors housing	c	c	c	
residential care facilities	c	c	c	
shop top housing	c	c	c	
Land use terms outside residential accommodation group term				
home-based child care	o	c	o	Home-based childcare is an appropriate use and is consistent with the objectives of the zone. Permitting the use without consent is consistent with the Exempt and Complying Codes SEPP, where home-based childcares are exempt development.
home business	o	x	c	Home businesses that do not involve the manufacture of food products or skin penetration procedures are exempt development under Part 2 (subdivision 22) of the Exempt and Complying Development Codes SEPP. Home businesses are to be permitted with consent, in order for council to oversee the approval of home businesses that involve the manufacture of food products or skin penetration procedures to avoid unforeseen adverse impacts.
home occupations	o	o	o	
home occupation (sex services)	x	x	x	
Land use terms within tourist and visitor accommodation group term				
tourist and visitor accommodation	x	x	x	
backpackers' accommodation	x	x	x	
bed & breakfast accommodation	x	c	c	Given the low scale intensity of bed and breakfast accommodation, it is a use to be permitted with consent. Adjoining Councils have also tended to permit the use with consent in the zone under their current LEPs.
farm stay accommodation	x	x	x	
hotel or motel accommodation	x	x	x	
serviced apartments	x	x	x	
(land use terms outside tourist and visitor accommodation group term)				
camping grounds	x	x	x	
caravan parks	x	x	x	
eco-tourist facilities	x	x	x	
(land use terms within commercial premises group term)				
commercial premises	x	x	x	
business premises (e.g.. Banks, post offices, hairdressers, etc.)	x	x	x	
funeral homes	x	x	x	
office premises	x	c	x	This land use was permitted with consent in certain residential zones under the BBLEP2013 by Clause 6.13 Office Premises. This clause is to be deleted, as it has perpetuated the potential for inappropriately located out-of-centre development. Furthermore, the existing building stock applicable to this clause is not suitable for adaptive reuse, and therefore office premises are not considered an appropriate use for the zone.
retail premises	x	x	x	
cellar door premises	x	x	x	
food & drink premises	x	x	x	
pubs	x	x	x	
restaurants or cafes	x	x	x	
take-away food & drink premises	x	x	x	
garden centres	x	x	x	
hardware & building supplies	x	x	x	
kiosks	x	x	x	
landscaping material supplies	x	x	x	
markets	x	x	x	

plant nurseries	x	x	x	
roadside stalls	x	x	x	
rural supplies	x	x	x	
shops	x	x	x	
neighbourhood shops	c	c	c	
neighbourhood supermarket	x	x	x	
specialised retail premises	x	x	x	
timber yards	x	x	x	
vehicle sales or hire premises	x	x	x	
(Land use terms outside commercial premises group term)				
amusement centres	x	x	x	
entertainment facilities	x	x	x	
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	x	
sex services premises	x	x	x	
veterinary hospitals	x	x	x	
wholesale supplies	x	x	x	
(Land use terms within rural industry group term)				
rural industries (e.g., use of composting facilities and works)	x	x	x	
agricultural produce industries	x	x	x	
livestock processing industries	x	x	x	
sawmill or log processing industries	x	x	x	
stock & sale yards	x	x	x	
(Land use terms within industry group term)				
industries	x	x	x	
heavy industries	x	x	x	
hazardous industry	x	x	x	
offensive industry	x	x	x	
light industries	x	x	x	
high technology industries	x	x	x	
home industry	o	c	c	Home industries that do not involve the manufacture of food products or skin penetration procedures is exempt development under Part 2 (subdivision 22) of the Exempt and Complying Development Codes SEPP. Home industries are to be permitted with consent, in order for council to oversee the approval of home businesses that involve the manufacture of food products or skin penetration procedures to avoid unforeseen adverse impacts.
artisan food and drink industry	x	x	x	
general industries	x	x	x	
(Land use term outside industry group term)				
boat building and repair facilities	x	x	x	
vehicle body repair workshops	x	x	x	
vehicle repair stations	x	x	x	
(Land use terms within heavy industrial storage establishment group term)				
heavy industrial storage establishments	x	x	x	

hazardous storage establishments	x	x	x	
liquid fuel depots	x	x	x	
offensive storage establishments	x	x	x	
(Land use terms within storage premises group term)				
storage premises	x	x	x	
self storage units	x	x	x	
(Land use terms outside storage premises group term)				
depots	x	x	x	
warehouse or distribution centres	x	x	x	
local distribution centre	x	x	x	
(Land use within sewerage system group term)				
sewerage systems	x	c	x	The uses under this group term are considered inappropriate in the zone. Accordingly, all land uses classified under the group term are proposed to be prohibited.
bio solids treatment facilities	x	x	x	
sewage reticulation systems	x	c	x	
sewage treatment plants	x	x	x	
water recycling facilities	x	x	x	
(Land use terms within waste or resource management facility group term)				
waste or resource management facilities	x	x	x	
resource recovery facilities	x	x	x	
waste disposal facilities	x	x	x	
waste or resource transfer stations	x	x	x	
(Land use terms within water supply system group term)				
water supply systems	c	x	c	The uses under this group term are considered appropriate in the zone. Accordingly, all land uses classified under the group term are proposed to be permitted with consent.
water reticulation systems	c	x	c	
water storage facilities	c	x	c	
water treatment facilities	c	x	c	
(Land use term within air transport facility group term)				
air transport facilities	x	x	x	
airport	x	x	x	
heliport	x	x	x	
(Land use term outside air transport facility group term)				
airstrips	x	x	x	
helipads	x	x	x	
(Other Land use terms relating to infrastructure)				
car parks	x	x	x	
electricity generating works	x	x	x	
freight transport facilities	x	x	x	
passenger transport facilities	x	x	x	
port facilities	x	x	x	
roads	o*	c*	c	This is a use that is mandated as either (i) permitted with consent; or (ii) without consent in the standard instrument in the zone. As roads can introduce impacts on both private and government agency/council-owned land, they are proposed to be changed to require consent in this zone. Council needs to determine road locations and planning impacts in order to have greater autonomy over land use planning decisions for this use.
transport depots	x	x	x	
truck depots	x	x	x	
wharf or boating facilities	x	x	x	
(Land use terms within education establishment group term)				
educational establishments	c	c	c	
schools	c	c	c	
(Land use terms within health service facility group term)				
health service facilities	c	c	c	
hospitals	c	c	c	

medical centres	C	C	C	
health consulting rooms	C	C	C	
(Other land use terms relating to community infrastructure)				
centre-based child care facilities	C	C	C	
community facilities	C	C	C	
correctional centres	X	X	X	
emergency services facilities	X	X	X	
industrial training facilities	X	X	X	
information and education facilities	X	X	X	
places of public worship	C	C	C	
public administration building	X	X	X	
research stations	X	X	X	
respite day care centres	C	C	C	
(Land use terms within signage group term)				
signage	X	C	X	Only certain signage uses are considered appropriate in this zone, as listed below. Therefore, the group term is proposed to be prohibited.
advertising structure	X	X	X	
building identification sign	C	C	C	
business identification sign	X	C	C	Business identification signs are proposed to be permissible with consent, as the use is considered to be compatible with the zone.
(Land use terms relating to recreation)				
boat launching ramps	X	X	X	
boat sheds	X	X	X	
charter & tourism boating facilities	X	X	X	
environmental facilities	X	X	X	
jetties	X	X	X	
marinas	X	X	X	
moorings	X	X	X	
mooring pens	X	X	X	
recreation areas	C	C	C	
recreation facilities (indoor)	X	X	X	
recreation facilities (major)	X	X	X	
recreation facilities (outdoor)	X	X	X	
water recreation structures	X	X	X	
(other miscellaneous Land use terms)				
cemeteries	X	X	X	
crematoria	X	X	X	
environmental protection works	C	C	C	
exhibition homes	C	X	C	Exhibition homes are proposed to be permitted with consent, as it is considered to be an appropriate land use for the zone. Exhibition homes are, generally, permissible with consent across most surrounding LGAs.
exhibition villages	C	X	X	Exhibition villages are proposed to be prohibited within the zone. There is no market for this type of use within the LGA, being more appropriate for Urban Release Areas, where large areas of vacant allotments are available to construct large numbers of exhibition homes. Exhibition villages are also, generally, prohibited across the surrounding LGAs.
extractive industries	X	X	X	
flood mitigation works	C	C	C	
mortuaries	X	X	X	
open cut mining	X	X	X	

Land use	R4 High Density Residential			Comments/rationale
	Current LEP Provision		Proposed	
	RLEP 2011	BBLEP 2013		
Land use terms within agriculture group term				
agriculture	x	x	x	
aquaculture	x	x	x	
Oyster aquaculture	c	c	c	
Pond-based aquaculture	x	x	x	
Tank-based aquaculture	x	x	x	
extensive agriculture (e.g.. Grazing of livestock's, etc.)	x	x	x	
bee keeping	x	x	x	
dairy (pasture-based)	x	x	x	
intensive livestock agriculture	x	x	x	
feedlots	x	x	x	
dairies (restricted)	x	x	x	
intensive plant agriculture (e.g.. Cultivation of irrigated crops)	x	x	x	
horticulture	x	x	x	
turf farming	x	x	x	
viticulture	x	x	x	
(Land use terms outside agriculture group term)				
animal boarding or training establishments	x	x	x	
farm buildings	x	x	x	
forestry	x	x	x	
Land use terms within residential accommodation group term				
residential accommodation	c	x	x	Several of the uses contained under the group term of residential accommodation are not considered appropriate in the zone. Accordingly, the residential accommodation group term is proposed to be prohibited, which allows Council to separately define those uses that are proposed to be permitted with consent in the zone.
attached dwellings	c	c	c	
boarding houses	c	c	c	
dual occupancies	c	x	c	Given that dual occupancies are permitted in the former RLEP 2011, is permitted in majority of the nearby surrounding councils and certain dual occupancies are to be considered complying under the Codes SEPP, this use is to be permitted with consent. Accordingly, all land uses classified under the group term dual occupancies are proposed to be permitted with consent.
dual occupancies (attached)	c	x	c	
dual occupancies (detached)	c	x	c	
dwelling houses	c	c	c	
group homes	c	x	c	This use is appropriate land use for the zone, given the scale and types of users that tend to occupy such developments, including their access requirements close to services and facilities. Accordingly, the use, and all land uses classified under the group term group homes are proposed to be permitted with consent.

group homes (permanent)	c	x	c	
group homes (transitional)	c	x	c	
hostels	c	x	c	
multi dwelling housing	c	c	c	
residential flat buildings	c	c	c	
rural worker's dwellings	x	x	x	
secondary dwellings	c	x	c	Secondary dwellings are an appropriate use, being consistent with the objectives of the zone, and given that the zone provides small scale diversity housing types and contributes to meeting housing targets. The use is proposed to be permitted with consent. This is consistent with the Affordable Rental Housing SEPP, which permits secondary dwellings in certain prescribed zones, including the R2 Low Density Residential zone.
semi-detached dwellings	c	c	c	
seniors housing	c	x	c	Seniors housing is an appropriate use and is consistent with the objectives of the zone, as it promotes the integration of broad demographics into the community within the zone. Furthermore, given the scale and types of users that tend to occupy such developments, including their access requirements close to services and facilities, the use is considered appropriate for the zone. This is consistent with the Seniors Housing SEPP, which permits seniors housing in certain circumstances including where development for the purposes of dwelling houses is permitted. The use, and all land uses classified under the group term seniors housing are proposed to be permitted with consent.
residential care facilities	c	x	c	
shop top housing	c	c	c	
Land use terms outside residential accommodation group term				
home-based child care	o	c	o	Home-based childcare is an appropriate use and is consistent with the objectives of the zone. Permitting the use without consent is consistent with the Exempt and Complying Codes SEPP, where home-based childcares are exempt development.
home business	o	x	c	Home businesses that do not involve the manufacture of food products or skin penetration procedures are exempt development under Part 2 (subdivision 22) of the Exempt and Complying Development Codes SEPP. Home businesses are to be permitted with consent, in order for council to oversee the approval of home businesses that involve the manufacture of food products or skin penetration procedures to avoid unforeseen adverse impacts.
home occupations	o	o	o	
home occupation (sex services)	x	x	x	
Land use terms within tourist and visitor accommodation group term				
tourist and visitor accommodation	x	x	x	
backpackers' accommodation	x	x	x	
bed & breakfast accommodation	x	c	c	Given the low scale intensity of bed and breakfast accommodation, it is a use to be permitted with consent. Adjoining Councils have also tended to permit the use with consent in the zone under their current LEPs.
farm stay accommodation	x	x	x	
hotel or motel accommodation	x	x	x	
serviced apartments	x	x	x	
(land use terms outside tourist and visitor accommodation group term)				
camping grounds	x	x	x	
caravan parks	x	x	x	
eco-tourist facilities	x	x	x	
(land use terms within commercial premises group term)				
commercial premises	x	x	x	
business premises (e.g.. Banks, post offices, hairdressers, etc.)	x	x	x	
funeral homes	x	x	x	
office premises	x	x	x	
retail premises	x	x	x	
cellar door premises	x	x	x	
food & drink premises	x	x	x	
pubs	x	x	x	
restaurants or cafes	x	x	x	

take-away food & drink premises	x	x	x	
garden centres	x	x	x	
hardware & building supplies	x	x	x	
kiosks	x	x	x	
landscaping material supplies	x	x	x	
markets	x	x	x	
plant nurseries	x	x	x	
roadside stalls	x	x	x	
rural supplies	x	x	x	
shops	x	x	x	
neighbourhood shops	c	c	c	
neighbourhood supermarket	x	x	x	
specialised retail premises	x	x	x	
timber yards	x	x	x	
vehicle sales or hire premises	x	x	x	
(Land use terms outside commercial premises group term)				
amusement centres	x	x	x	
entertainment facilities	x	x	x	
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	x	
sex services premises	x	x	x	
veterinary hospitals	x	x	x	
wholesale supplies	x	x	x	
(Land use terms within rural industry group term)				
rural industries (e.g., use of composting facilities and works)	x	x	x	
agricultural produce industries	x	x	x	
livestock processing industries	x	x	x	
sawmill or log processing industries	x	x	x	
stock & sale yards	x	x	x	
(Land use terms within industry group term)				
industries	x	x	x	
heavy industries	x	x	x	
hazardous industry	x	x	x	
offensive industry	x	x	x	
light industries	x	x	x	
high technology industries	x	x	x	
home industry	x	x	x	
artisan food and drink industry	x	x	x	
general industries	x	x	x	
(Land use term outside industry group term)				
boat building and repair facilities	x	x	x	
vehicle body repair workshops	x	x	x	
vehicle repair stations	x	x	x	
(Land use terms within heavy industrial storage establishment group term)				
heavy industrial storage establishments	x	x	x	
hazardous storage establishments	x	x	x	
liquid fuel depots	x	x	x	
offensive storage establishments	x	x	x	

(Land use terms within storage premises group term)				
storage premises	x	x	x	
self storage units	x	x	x	
(Land use terms outside storage premises group term)				
depots	x	x	x	
warehouse or distribution centres	x	x	x	
local distribution centre	x	x	x	
(Land use within sewerage system group term)				
sewerage systems	c	c	x	This group term is proposed to be prohibited, due to some uses within the group term that are considered to be inappropriate for the zone, due to externalities, such as odour, and operational requirements of such uses.
bio solids treatment facilities	c	x	x	Given that nuisance odours can be an issue with biosolid processing facilities, and it is commonly prohibited in surrounding LGAs, biosolid treatments facilities are proposed to be prohibited.
sewage reticulation systems	c	c	c	
sewage treatment plants	c	x	x	Sewerage treatment plants produce nuisance odour, which can be an amenity issue for residents in proximity to these facilities. The use is proposed to be prohibited in the R2 and R3 residential zones. Accordingly, sewage treatment plants are commonly prohibited in residential zones throughout NSW, and are proposed to be prohibited.
water recycling facilities	c	x	c	Recycled water is commonly used for parks and toilet systems in Australia, including a large development in the Bayside LGA. Given the current development climate, and since water restrictions are becoming more common, it is a use that is proposed to be permitted with consent.
(Land use terms within waste or resource management facility group term)				
waste or resource management facilities	x	x	x	
resource recovery facilities	x	x	x	
waste disposal facilities	x	x	x	
waste or resource transfer stations	x	x	x	
(Land use terms within water supply system group term)				
water supply systems	c	x	c	The uses under this group term are considered appropriate in the zone, as they support residential land uses. The uses are also proposed to be permitted with consent in the R2 and R3 zones. Accordingly, all land uses classified under the group term water supply systems are proposed to be permitted with consent.
water reticulation systems	c	x	c	
water storage facilities	c	x	c	
water treatment facilities	c	x	c	
(Land use term within air transport facility group term)				
air transport facilities	x	x	x	
airport	x	x	x	
heliport	x	x	x	
(Land use term outside air transport facility group term)				
airstrips	x	x	x	
helipads	x	x	x	
(Other Land use terms relating to infrastructure)				
car parks	x	x	x	
electricity generating works	x	x	x	
freight transport facilities	x	x	x	
passenger transport facilities	x	x	x	
port facilities	x	x	x	
roads	o*	c*	c	This is a use that is mandated as either (i) permitted with consent; or (ii) without consent in the standard instrument in the zone. As roads can introduce impacts on both private and government agency/council-owned land, they are proposed to be changed to require consent in this zone. Council needs to determine road locations and planning impacts in order to have greater autonomy over land use planning decisions for this use.
transport depots	x	x	x	
truck depots	x	x	x	
wharf or boating facilities	x	x	x	

(Land use terms within education establishment group term)				
educational establishments	c	c	c	
schools	c	c	c	
(Land use terms within health service facility group term)				
health service facilities	c	c	c	
hospitals	c	c	c	
medical centres	c	c	c	
health consulting rooms	c	c	c	
(Other land use terms relating to community infrastructure)				
centre-based child care facilities	c	c	c	
community facilities	c	c	c	
correctional centres	x	x	x	
emergency services facilities	x	x	x	
industrial training facilities	x	x	x	
information and education facilities	x	x	x	
places of public worship	c	c	c	
public administration building	x	x	x	
research stations	x	x	x	
respite day care centres	c	c	c	
(Land use terms within signage group term)				
signage	x	c	x	Only certain signage uses are considered appropriate in the zone. Accordingly, the signage group term is proposed to be prohibited, which allows Council to separately define those uses that are proposed to be permitted with consent in the zone. Several of the uses contained under the group term of signage are not considered appropriate in the zone.
advertising structure	x	x	x	The use is not considered appropriate for this zone, consistent with the R2 and R3 residential zones.
building identification sign	c	c	c	
business identification sign	c	c	c	
(Land use terms relating to recreation)				
boat launching ramps	x	x	x	
boat sheds	x	x	x	
charter & tourism boating facilities	x	x	x	
environmental facilities	x	x	x	
jetties	x	x	x	
marinas	x	x	x	
moorings	x	x	x	
mooring pens	x	x	x	
recreation areas	o	c	c	recreation areas are permitted with consent to enable council to ensure proposed development will be compatible with the high density residential zone.
recreation facilities (indoor)	x	x	x	
recreation facilities (major)	x	x	x	
recreation facilities (outdoor)	x	x	x	
water recreation structures	x	x	x	
(other miscellaneous Land use terms)				
cemeteries	x	x	x	
crematoria	x	x	x	
environmental protection works	c	c	c	
exhibition homes	c	x	c	Exhibition homes are proposed to be permitted with consent, as it is considered to be an appropriate land use for the zone. Exhibition homes are, generally, permissible with consent across most surrounding LGAs.
exhibition villages	c	x	x	Exhibition villages are proposed to be prohibited within the zone. There is no market for this type of use within the LGA, being more appropriate for Urban Release Areas, where large areas of vacant allotments are available to construct large numbers of exhibition homes. Exhibition villages are also, generally, prohibited across the surrounding LGAs.
extractive industries	x	x	x	
flood mitigation works	c	c	c	

mortuaries	x	x	x	
open cut mining	x	x	x	

Land use	B1 Neighbourhood Centre			Comments/rationale
	Current LEP Provision			
	RLEP 2011	BBLEP 2013		
	Proposed			
Land use terms within agriculture group term				
agriculture	x	x	x	
aquaculture	x	x	x	
Oyster aquaculture	c	c	c	
Pond-based aquaculture	x	x	x	
Tank-based aquaculture	c	c	c	
extensive agriculture (e.g.. Grazing of livestock's, etc.)	x	x	x	
bee keeping	x	x	x	
dairy (pasture-based)	x	x	x	
intensive livestock agriculture	x	x	x	
feedlots	x	x	x	
dairies (restricted)	x	x	x	
intensive plant agriculture (e.g.. Cultivation of irrigated crops)	x	x	x	
horticulture	x	x	x	
turf farming	x	x	x	
viticulture	x	x	x	
(Land use terms outside agriculture group term)				
animal boarding or training establishments	x	x	x	
farm buildings	x	x	x	
forestry	x	x	x	
Land use terms within residential accommodation group term				
residential accommodation	c	x	x	Group term for a range of residential accommodation uses. Only certain residential accommodation uses are considered appropriate in a B1 neighbourhood centre zone. Accordingly, the residential accommodation group term is proposed to be prohibited.
attached dwellings	x	x	x	
boarding houses	c	c	c	
dual occupancies	x	x	x	
dual occupancies (attached)	x	x	x	
dual occupancies (detached)	x	x	x	
dwelling houses	x	c	x	Dwelling house refers to a building containing only one dwelling. This land use is inappropriate for neighbourhood centre zones as it precludes the orderly and economic manner of the Environmental Planning and Assessment Act as well as fails to achieve the zone objectives. Existing use rights are to apply to existing dwelling houses within the B1 Neighbourhood zone.

group homes	c	x	c	This use is appropriate land use for the zone, given the scale and types of users that tend to occupy such developments, including their access requirements close to services and facilities. Accordingly, the use, and all land uses classified under the group term group homes are proposed to be permitted with consent.
group homes (permanent)	c	x	c	
group homes (transitional)	c	x	c	
hostels	c	c	c	
multi dwelling housing	x	x	x	
residential flat buildings	x	x	x	
rural worker's dwellings	x	x	x	
secondary dwellings	x	x	x	
semi-detached dwellings	x	x	x	
seniors housing	c	x	x	Seniors housing is an inappropriate use and is inconsistent with the objectives of the zone. The use, and all land uses classified under the group term seniors housing are proposed to be prohibited. This will assist with protecting land in the zone for commercial purposes.
residential care facilities	c	x	x	
shop top housing	c	c	c	
Land use terms outside residential accommodation group term				
home-based child care	o	c	o	Home-based childcare is an appropriate use and is consistent with the objectives of the zone. Permitting the use without consent is consistent with the Exempt and Complying Codes SEPP, where home-based childcares are exempt development.
home business	o	c	o	Home business is an appropriate use, and is consistent with the objectives of the zone. Permitting the use without consent is consistent with the Exempt and Complying Codes SEPP.
home occupations	o	o	o	
home occupation (sex services)	x	x	x	
Land use terms within tourist and visitor accommodation group term				
tourist and visitor accommodation	x	x	x	
backpackers' accommodation	x	x	x	
bed & breakfast accommodation	x	c	c	Given the low scale intensity of bed and breakfast accommodation, it is a use to be permitted with consent. Adjoining Councils have also tended to permit the use with consent in the zone under their current LEPs.
farm stay accommodation	x	x	x	
hotel or motel accommodation	x	x	x	
serviced apartments	x	x	x	
(land use terms outside tourist and visitor accommodation group term)				
camping grounds	x	x	x	
caravan parks	x	x	x	
eco-tourist facilities	x	x	x	
(land use terms within commercial premises group term)				
commercial premises	c	c	c	
business premises (e.g.. Banks, post offices, hairdressers, etc.)	c	c	c	
funeral homes	c	c	c	
office premises	c	c	c	
retail premises	c	x	c	This group term is proposed to be permitted with consent, with some of the sub types that are considered to be inappropriate for the zone to be prohibited.
cellar door premises	x	x	x	
food & drink premises	c	c	c	

pubs	c	x	c	This use is appropriate for the zone, and the use would be assessed on detailed planning merit, including liquor licencing and consideration of public safety requirements.
restaurants or cafes	c	c	c	
take-away food & drink premises	c	c	c	
garden centres	x	x	x	
hardware & building supplies	x	x	x	
kiosks	c	c	c	
landscaping material supplies	x	x	x	
markets	c	c	c	
plant nurseries	c	x	x	Given that similar uses such as garden centres and landscaping material supplies are prohibited in the zone, plant nurseries are proposed to be prohibited to ensure consistency.
roadside stalls	x	x	x	
rural supplies	x	x	x	
shops	c	c	c	
neighbourhood shops	c	c	c	
neighbourhood supermarket	c	c	c	
specialised retail premises	x	x	x	
timber yards	x	x	x	
vehicle sales or hire premises	x	x	x	
(Land use terms outside commercial premises group term)				
amusement centres	x	x	x	
entertainment facilities	x	x	x	
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	c	x	x	This land use is inappropriate for B1 neighbourhood centre zones as it results in a poor interface against the surrounding residential zones in the LGA and has significant potential for amenity issues (noise, pollution, odour), therefore is proposed to be prohibited.
sex services premises	x	x	x	
veterinary hospitals	c	x	c	This land use is appropriate, as it is low impact and meets the objectives of the zone, and is therefore proposed to be permitted with consent.
wholesale supplies	x	x	x	
(Land use terms within rural industry group term)				
rural industries (e.g., use of composting facilities and works)	x	x	x	
agricultural produce industries	x	x	x	
livestock processing industries	x	x	x	
sawmill or log processing industries	x	x	x	
stock & sale yards	x	x	x	
(Land use terms within industry group term)				
industries	x	x	x	
heavy industries	x	x	x	
hazardous industry	x	x	x	
offensive industry	x	x	x	
light industries	x	x	x	
high technology industries	x	x	x	

home industry	x	x	x	
artisan food and drink industry	x	x	x	
general industries	x	x	x	
(Land use term outside industry group term)				
boat building and repair facilities	x	x	x	
vehicle body repair workshops	x	x	x	
vehicle repair stations	x	x	x	
(Land use terms within heavy industrial storage establishment group term)				
heavy industrial storage establishments	x	x	x	
hazardous storage establishments	x	x	x	
liquid fuel depots	x	x	x	
offensive storage establishments	x	x	x	
(Land use terms within storage premises group term)				
storage premises	x	x	x	
self storage units	x	x	x	
(Land use terms outside storage premises group term)				
depots	x	x	x	
warehouse or distribution centres	x	x	x	
local distribution centre	x	x	x	
(Land use within sewerage system group term)				
sewerage systems	c	c	c	
bio solids treatment facilities	c	x	x	Given that nuisance odours can be an issue with biosolid processing facilities, and it is commonly prohibited in surrounding LGAs, biosolid treatments facilities are proposed to be prohibited.
sewage reticulation systems	c	c	c	
sewage treatment plants	c	x	x	Sewerage treatment plants produce nuisance odour, which can be an amenity issue for landowners and residents in proximity to these facilities. The use is proposed to be prohibited in the zone.
water recycling facilities	c	x	c	Recycled water is commonly used for parks and toilet systems in Australia, including a large development in the Bayside LGA. Given the current development climate, and since water restrictions are becoming more common, it is a use that is proposed to be permitted with consent.
(Land use terms within waste or resource management facility group term)				
waste or resource management facilities	x	c	x	The uses under this group term are generally considered inappropriate in the zone, meaning that the group term is proposed to be prohibited.
resource recovery facilities	x	x	x	
waste disposal facilities	x	x	x	
waste or resource transfer stations	x	c	c	This use is considered appropriate for the zone, as it supports residential land uses and proposals for this type of use could be of a scale that are appropriate for the zone.
(Land use terms within water supply system group term)				
water supply systems	c	x	c	The uses under this group term are considered appropriate in the zone, as they support residential land uses. The uses are also proposed to be permitted with consent in the zone. Accordingly, all land uses classified under the group term water supply systems are proposed to be permitted with consent.
water reticulation systems	c	x	c	
water storage facilities	c	x	c	
water treatment facilities	c	x	c	
(Land use term within air transport facility group term)				
air transport facilities	x	x	x	
airport	x	x	x	
heliport	x	x	x	
(Land use term outside air transport facility group term)				
airstrips	x	x	x	
helipads	x	x	x	
(Other Land use terms relating to infrastructure)				

car parks	c	c	c	
electricity generating works	c	x	c	Council acknowledges that Division 4 of the Infrastructure SEPP permits electricity generating works in certain prescribed zones. The B1 neighbourhood centre zone is one of those prescribed zones. The use is proposed to be permitted with consent.
freight transport facilities	x	x	x	
passenger transport facilities	c	x	c	This use is considered appropriate for the zone, as proposals for this type of use could be of a scale that are appropriate for the zone.
port facilities	x	x	x	
roads	o*	c*	c	This is a use that is mandated as either (i) permitted with consent; or (ii) without consent in the standard instrument in the zone. As roads can introduce impacts on both private and government agency/council-owned land, they are proposed to be changed to require consent in this zone. Council needs to determine road locations and planning impacts in order to have greater autonomy over land use planning decisions for this use.
transport depots	x	x	x	
truck depots	x	x	x	
wharf or boating facilities	x	x	x	
(Land use terms within education establishment group term)				
educational establishments	c	c	c	
schools	c	c	c	
(Land use terms within health service facility group term)				
health service facilities	c	c	c	
hospitals	x	x	x	
medical centres	c	c	c	
health consulting rooms	c	c	c	
(Other land use terms relating to community infrastructure)				
centre-based child care facilities	c	c	c	
community facilities	c	c	c	
correctional centres	x	x	x	
emergency services facilities	c	c	c	
industrial training facilities	x	x	x	
information and education facilities	c	c	c	
places of public worship	c	c	c	
public administration building	c	c	c	
research stations	x	x	x	
respite day care centres	c	c	c	
(Land use terms within signage group term)				
signage	x	c	c	Only certain signage uses are considered appropriate in a B1 neighbourhood centre zone. Accordingly, the signage group term is proposed to be permitted with consent. Appropriate signage uses within the zone are permitted with consent and listed below. All signage uses are consistently applied from either LEP.
advertising structure	x	x	x	
building identification sign	c	c	c	
business identification sign	c	c	c	
(Land use terms relating to recreation)				

boat launching ramps	x	x	x	
boat sheds	x	x	x	
charter & tourism boating facilities	x	x	x	
environmental facilities	c	x	c	This land use is appropriate for the zone, and meets the objectives of the zone, therefore is permitted with consent.
jetties	x	x	x	
marinas	x	x	x	
moorings	x	x	x	
mooring pens	x	x	x	
recreation areas	c	c	c	
recreation facilities (indoor)	c	c	c	
recreation facilities (major)	c	x	x	Given the large scale required to support this land use and likelihood of significant amenity issues, recreation facilities (major) is inappropriate and does not meet the objectives of B1 neighbourhood centre zone, therefore is proposed to be prohibited.
recreation facilities (outdoor)	c	x	c	This land use is appropriate and meets the objectives of the B1 neighbourhood centre zone, therefore is proposed to be permitted with consent.
water recreation structures	x	x	x	
(other miscellaneous Land use terms)				
cemeteries	x	x	x	
crematoria	x	x	x	
environmental protection works	c	c	c	
exhibition homes	c	x	c	Exhibition homes are proposed to be permissible with consent, as the use is considered an appropriate land use for the zone. Exhibition homes are also generally permissible with consent in the zone across the surrounding councils.
exhibition villages	x	x	x	
extractive industries	x	x	x	
flood mitigation works	c	c	c	
mortuaries	c	x	c	This land use is appropriate and meets the objectives of B1 neighbourhood centre zone, therefore is proposed to be permitted with consent.
open cut mining	x	x	x	

Land use	B2 Local Centre			Comments/rationale
	Current LEP Provision		Proposed	
	RLEP 2011	BBLEP 2013		
Land use terms within agriculture group term				
agriculture	x	x	x	
aquaculture	x	x	x	
Oyster aquaculture	c	c	c	
Pond-based aquaculture	x	x	x	
Tank-based aquaculture	c	c	c	
extensive agriculture (e.g.. Grazing of livestock's, etc.)	x	x	x	
bee keeping	x	x	x	
dairy (pasture-based)	x	x	x	
intensive livestock agriculture	x	x	x	
feedlots	x	x	x	
dairies (restricted)	x	x	x	
intensive plant agriculture (e.g.. Cultivation of irrigated crops)	x	x	x	
horticulture	x	x	x	
turf farming	x	x	x	
viticulture	x	x	x	
(Land use terms outside agriculture group term)				
animal boarding or training establishments	x	x	x	
farm buildings	x	x	x	
forestry	x	x	x	
Land use terms within residential accommodation group term				
residential accommodation	x	x	x	
attached dwellings	x	x	x	
boarding houses	c	c	c	
dual occupancies	x	x	x	
dual occupancies (attached)	x	x	x	
dual occupancies (detached)	x	x	x	
dwelling houses	x	c	x	Dwelling houses refers to a building containing only one dwelling. This land use is inappropriate for the zone, as it precludes the orderly and economic manner of the Environmental Planning and Assessment Act, as well as fails to achieve the zone objectives. Existing use rights are to apply to existing dwelling houses within the B2 Local centre zones.
group homes	c	x	c	This land use plays an important social role and is considered an appropriate land use for the zone. Permitting group homes with consent does not result in a down-zoning. Accordingly, all land uses classified under the group term are proposed to be permitted with consent.
group homes (permanent)	c	x	c	
group homes (transitional)	c	x	c	
hostels	c	x	c	Hostels refers to premises that are generally staffed by social workers or support providers. This land use is appropriate and meets the objectives of the zone, therefore is proposed to be permitted with consent.
multi dwelling housing	x	x	x	

residential flat buildings	x	c	x	Residential flat buildings refer to a building containing three or more dwellings at a bulk and scale which is not considered to be compatible with the zone objectives and other permissible uses. Accordingly, this land use is proposed to be prohibited, in order to ensure local centres retain local service and retail functions at ground level.
rural worker's dwellings	x	x	x	
secondary dwellings	x	x	x	
semi-detached dwellings	x	x	x	
seniors housing	x	x	x	
residential care facilities	x	x	x	
shop top housing	c	c	c	
Land use terms outside residential accommodation group term				
home-based child care	o	c	o	Home-based childcare is an appropriate use and is consistent with the objectives of the zone, therefore is permitted without consent. This is consistent with the Exempt and Complying Codes SEPP where home-based childcares are an exempt development type.
home business	o	c	o	Home businesses are an appropriate use, and consistent with the objectives of the zone, therefore are proposed to be permitted without consent. This is consistent with the Exempt and Complying Development Codes SEPP.
home occupations	o	o	o	
home occupation (sex services)	x	x	x	
Land use terms within tourist and visitor accommodation group term				
tourist and visitor accommodation	c	c	c	
backpackers' accommodation	c	c	c	
bed & breakfast accommodation	c	c	c	
farm stay accommodation	c	c	c	
hotel or motel accommodation	c	c	c	
serviced apartments	c	c	c	
(land use terms outside tourist and visitor accommodation group term)				
camping grounds	x	x	x	
caravan parks	x	x	x	
eco-tourist facilities	x	x	x	
(land use terms within commercial premises group term)				
commercial premises	c	c	c	
etc.)	c	c	c	
funeral homes	c	c	c	
office premises	c	c	c	
retail premises	c	c	c	
cellar door premises	c	c	c	
food & drink premises	c	c	c	
pubs	c	c	c	
restaurants or cafes	c	c	c	
take-away food & drink premises	c	c	c	
garden centres	c	c	c	
hardware & building supplies	c	c	c	
kiosks	c	c	c	
landscaping material supplies	c	c	c	
markets	c	c	c	
plant nurseries	c	c	c	
roadside stalls	c	c	c	
rural supplies	c	c	c	
shops	c	c	c	

neighbourhood shops	c	c	c	
neighbourhood supermarket	c	c	c	
specialised retail premises	c	c	c	
timber yards	c	c	c	
vehicle sales or hire premises	c	c	c	
(Land use terms outside commercial premises group term)				
amusement centres	c	c	c	
entertainment facilities	c	c	c	
function centres	c	c	c	
highway service centres	x	x	x	
industrial retail outlets	x	x	x	
registered clubs	c	c	c	
restricted premises	c	c	c	
service stations	c	c	c	
sex services premises	c	x	c	This use will be subject to development assessment and the application of appropriate conditions from Council. The zone is considered appropriate to accommodate this use.
veterinary hospitals	c	c	c	
wholesale supplies	x	x	x	
(Land use terms within rural industry group term)				
rural industries (e.g., use of composting facilities and works)	x	x	x	
agricultural produce industries	x	x	x	
livestock processing industries	x	x	x	
sawmill or log processing industries	x	x	x	
stock & sale yards	x	x	x	
(Land use terms within industry group term)				
industries	x	x	x	
heavy industries	x	x	x	
hazardous industry	x	x	x	
offensive industry	x	x	x	
light industries	x	x	x	
high technology industries	x	x	x	
home industry	x	c	c	Home industries are an appropriate use, are consistent with the objectives of the zone, and are permitted with consent in the zone under the Exempt and Complying Development Codes SEPP.
artisan food and drink industry	x	x	x	
general industries	x	x	x	
(Land use term outside industry group term)				
boat building and repair facilities	x	x	x	
vehicle body repair workshops	x	x	x	
vehicle repair stations	x	x	x	
(Land use terms within heavy industrial storage establishment group term)				
heavy industrial storage establishments	x	x	x	
hazardous storage establishments	x	x	x	
liquid fuel depots	x	x	x	
offensive storage establishments	x	x	x	
(Land use terms within storage premises group term)				
storage premises	x	x	x	
self storage units	x	x	x	
(Land use terms outside storage premises group term)				
depots	x	x	x	

warehouse or distribution centres	x	x	x	
local distribution centre	x	x	x	
(Land use within sewerage system group term)				
sewerage systems	c	c	c	
bio solids treatment facilities	c	x	x	Given that nuisance odours can be an issue with biosolid processing facilities, and it is commonly prohibited in surrounding LGAs, biosolid treatments facilities are proposed to be prohibited.
sewage reticulation systems	c	c	c	
sewage treatment plants	c	x	x	Sewerage treatment plants produce nuisance odour, which can be an amenity issue for landowners and residents in proximity to these facilities. The use is proposed to be prohibited in the zone.
water recycling facilities	c	x	c	Recycled water is commonly used for parks and toilet systems in Australia, including a large development in the Bayside LGA. Given the current development climate, and since water restrictions are becoming more common, it is a use that is proposed to be permitted with consent.
(Land use terms within waste or resource management facility group term)				
waste or resource management facilities	x	c	x	Only certain waste or resource management facilities are considered appropriate in the zone. Accordingly, the waste or resource management facilities group term is proposed to be prohibited.
resource recovery facilities	x	x	x	
waste disposal facilities	x	x	x	
waste or resource transfer stations	x	c	c	This use is considered appropriate for the zone, as it supports residential land uses and proposals for this type of use could be of a scale that are appropriate for the zone.
(Land use terms within water supply system group term)				
water supply systems	c	x	c	These uses are considered appropriate in the zone. Accordingly, all land uses classified under the group term are proposed to be permitted with consent.
water reticulation systems	c	x	c	Water reticulation systems are an appropriate use and meet the objectives of the zone, therefore this use is proposed to be permitted with consent. This is consistent with the Infrastructure SEPP, which permits water reticulation systems on any land, if undertaken by, or on behalf of, a public authority.
water storage facilities	c	x	c	
water treatment facilities	c	x	c	
(Land use term within air transport facility group term)				
air transport facilities	x	x	x	
airport	x	x	x	
heliport	x	x	x	
(Land use term outside air transport facility group term)				
airstrips	x	x	x	
helipads	c	x	c	Given that this land use supports other permitted uses such as hospitals, it is an appropriate use for this zone, and therefore is proposed to be permitted with consent.
(Other Land use terms relating to infrastructure)				
car parks	c	c	c	
electricity generating works	c	x	c	Council acknowledges that the Infrastructure SEPP permits electricity generating works in certain prescribed zones. The B2 Local Centre zone is one of those prescribed zones. The use is therefore proposed to be permitted with consent.
freight transport facilities	x	x	x	
passenger transport facilities	c	c	c	
port facilities	x	x	x	
roads	o*	o*	c	This use is mandated as permitted with or without consent in the standard instrument. As roads can introduce impacts on both private and government agency/council-owned land, they should not be permitted <i>without</i> consent. Council needs to determine, and consider, road locations and any associated planning impacts, in order to maintain decision-making on road locations across the LGA.
transport depots	x	x	x	

truck depots	x	x	x	
wharf or boating facilities	x	x	x	
(Land use terms within education establishment group term)				
educational establishments	c	c	c	
schools	c	c	c	
(Land use terms within health service facility group term)				
health service facilities	c	c	c	
hospitals	c	c	c	
medical centres	c	c	c	
health consulting rooms	c	c	c	
(Other land use terms relating to community infrastructure)				
centre-based child care facilities	c	c	c	
community facilities	c	c	c	
correctional centres	x	x	x	
emergency services facilities	c	c	c	
industrial training facilities	x	x	x	
information and education facilities	c	c	c	
places of public worship	c	c	c	
public administration building	c	c	c	
research stations	x	c	c	This is an appropriate use within the zone, and meets the objectives of the zone.
respite day care centres	c	c	c	
(Land use terms within signage group term)				
signage	c	c	c	
advertising structure	c	x	x	Given the adverse amenity impacts can result from this use, including on residents within shoptop housing developments within the zone, and residents in adjoining residential zones, coupled with the inconsistent scale of advertising structures on local character, this use is proposed to be prohibited.
building identification sign	c	c	c	
business identification sign	c	c	c	
(Land use terms relating to recreation)				
boat launching ramps	x	x	x	
boat sheds	x	x	x	
charter & tourism boating facilities	x	x	x	
environmental facilities	c	x	c	This land use is appropriate and meets the objectives of the zone, therefore is proposed to be permitted with consent.
jetties	x	x	x	
marinas	x	x	x	
moorings	x	x	x	
mooring pens	x	x	x	
recreation areas	c	c	c	
recreation facilities (indoor)	c	c	c	
recreation facilities (major)	c	x	x	Given the large scale required to support this land use, and the likelihood of significant amenity issues, recreation facilities (major) is considered to be an inappropriate use that does not meet the objectives of the zone, and therefore is proposed to be prohibited.
recreation facilities (outdoor)	c	c	c	
water recreation structures	x	x	x	
(other miscellaneous Land use terms)				
cemeteries	x	x	x	
crematoria	x	x	x	
environmental protection works	c	c	c	

exhibition homes	c	x	c	Exhibition homes are proposed to be permissible with consent, as the use is considered to be a land use of appropriate scale for the zone. Exhibition homes are also generally permissible with consent in this zone across the surrounding LGAs.
exhibition villages	x	x	x	
extractive industries	x	x	x	
flood mitigation works	c	c	c	
mortuaries	c	x	c	This land use is considered to be of an appropriate sclae and context for, and meets the objectives of, the zone, therefore is proposed to be permitted with consent.
open cut mining	x	x	x	

Land use	B3 Commercial Core			Comments/rationale
	Current LEP Provision			
	RLEP 2011	BBLEP 2013		
			Proposed	
Land use terms within agriculture group term				
agriculture		x	x	
aquaculture		x	x	
Oyster aquaculture		c	c	
Pond-based aquaculture		x	x	
Tank-based aquaculture		c	c	
extensive agriculture (e.g.. Grazing of livestock's, etc.)		x	x	
bee keeping		x	x	
dairy (pasture-based)		x	x	
intensive livestock agriculture		x	x	
feedlots		x	x	
dairies (restricted)		x	x	
intensive plant agriculture (e.g.. Cultivation of irrigated crops)		x	x	
horticulture		x	x	
turf farming		x	x	
viticulture		x	x	
(Land use terms outside agriculture group term)				
animal boarding or training establishments		x	x	
farm buildings		x	x	
forestry		x	x	
Land use terms within residential accommodation group term				
residential accommodation		x	x	
attached dwellings		x	x	
boarding houses		x	x	
dual occupancies		x	x	
dual occupancies (attached)		x	x	
dual occupancies (detached)		x	x	
dwelling houses		x	x	
group homes		x	x	
group homes (permanent)		x	x	
group homes (transitional)		x	x	
hostels		x	x	
multi dwelling housing		x	x	
residential flat buildings		x	x	
rural worker's dwellings		x	x	
secondary dwellings		x	x	
semi-detached dwellings		x	x	
seniors housing		x	x	
residential care facilities		x	x	
shop top housing		x	x	
Land use terms outside residential accommodation group term				
home-based child care		x	x	
home business		x	x	
home occupations		x	x	
home occupation (sex services)		x	x	
Land use terms within tourist and visitor accommodation group term				

tourist and visitor accommodation		c	c	
backpackers' accommodation		c	c	
bed & breakfast accommodation		c	c	
farm stay accommodation		c	c	
hotel or motel accommodation		c	c	
serviced apartments		c	c	
(land use terms outside tourist and visitor accommodation group term)				
camping grounds		x	x	
caravan parks		x	x	
eco-tourist facilities		x	x	
(land use terms within commercial premises group term)				
commercial premises		c	c	
business premises (e.g.. Banks, post offices, hairdressers, etc.)		c	c	
funeral homes		c	c	
office premises		c	c	
retail premises		c	c	
cellar door premises		c	c	
food & drink premises		c	c	
pubs		c	c	
restaurants or cafes		c	c	
take-away food & drink premises		c	c	
garden centres		c	c	
hardware & building supplies		c	c	
kiosks		c	c	
landscaping material supplies		c	c	
markets		c	c	
plant nurseries		c	c	
roadside stalls		c	c	
rural supplies		c	c	
shops		c	c	
neighbourhood shops		c	c	
neighbourhood supermarket		c	c	
specialised retail premises		c	c	
timber yards		c	c	
vehicle sales or hire premises		c	c	
(Land use terms outside commercial premises group term)				
amusement centres		c	c	
entertainment facilities		c	c	
function centres		c	c	
highway service centres		x	x	
industrial retail outlets		x	x	
registered clubs		c	c	
restricted premises		c	c	
service stations		c	c	
sex services premises		x	x	
veterinary hospitals		c	c	
wholesale supplies		x	x	
(Land use terms within rural industry group term)				
rural industries (e.g., use of composting facilities and works)		x	x	

agricultural produce industries		x	x	
livestock processing industries		x	x	
sawmill or log processing industries		x	x	
stock & sale yards		x	x	
(Land use terms within industry group term)				
industries		x	x	
heavy industries		x	x	
hazardous industry		x	x	
offensive industry		x	x	
light industries		x	x	
high technology industries		x	x	
home industry		x	x	
artisan food and drink industry		x	x	
general industries		x	x	
(Land use term outside industry group term)				
boat building and repair facilities		x	x	
vehicle body repair workshops		x	x	
vehicle repair stations		x	x	
(Land use terms within heavy industrial storage establishment group term)				
heavy industrial storage establishments		x	x	
hazardous storage establishments		x	x	
liquid fuel depots		x	x	
offensive storage establishments		x	x	
(Land use terms within storage premises group term)				
storage premises		x	x	
self storage units		x	x	
(Land use terms outside storage premises group term)				
depots		x	x	
warehouse or distribution centres		x	x	
local distribution centre		x	x	
(Land use within sewerage system group term)				
sewerage systems		c	c	
bio solids treatment facilities		x	x	
sewage reticulation systems		c	c	
sewage treatment plants		x	x	
water recycling facilities		x	x	
(Land use terms within waste or resource management facility group term)				
waste or resource management facilities		c	c	
resource recovery facilities		x	x	
waste disposal facilities		x	x	
waste or resource transfer stations		c	c	
(Land use terms within water supply system group term)				
water supply systems		x	x	
water reticulation systems		x	x	
water storage facilities		x	x	
water treatment facilities		x	x	
(Land use term within air transport facility group term)				
air transport facilities		x	x	
airport		x	x	
heliport		x	x	

(Land use term outside air transport facility group term)				
airstrips		x	x	
helipads		x	x	
(Other Land use terms relating to infrastructure)				
car parks		c	c	
electricity generating works		x	x	
freight transport facilities		x	x	
passenger transport facilities		c	c	
port facilities		x	x	
roads		c*	c	
transport depots		x	x	
truck depots		x	x	
wharf or boating facilities		x	x	
(Land use terms within education establishment group term)				
educational establishments		c	c	
schools		c	c	
(Land use terms within health service facility group term)				
health service facilities		c	c	
hospitals		c	c	
medical centres		c	c	
health consulting rooms		c	c	
(Other land use terms relating to community infrastructure)				
centre-based child care facilities		c	c	
community facilities		c	c	
correctional centres		x	x	
emergency services facilities		c	c	
industrial training facilities		x	x	
information and education facilities		c	c	
places of public worship		c	c	
public administration building		c	c	
research stations		x	x	
respite day care centres		c	c	
(Land use terms within signage group term)				
signage		c	c	
advertising structure		x	x	
building identification sign		c	c	
business identification sign		c	c	
(Land use terms relating to recreation)				
boat launching ramps		x	x	
boat sheds		x	x	
charter & tourism boating facilities		x	x	
environmental facilities		x	x	
jetties		x	x	
marinas		x	x	
moorings		x	x	
mooring pens		x	x	
recreation areas		c	c	
recreation facilities (indoor)		c	c	
recreation facilities (major)		x	x	
recreation facilities (outdoor)		x	x	

water recreation structures		x	x	
(other miscellaneous Land use terms)				
cemeteries		x	x	
crematoria		x	x	
environmental protection works		c	c	
exhibition homes		x	x	
exhibition villages		x	x	
extractive industries		x	x	
flood mitigation works		c	c	
mortuaries		x	x	
open cut mining		x	x	

Land use	B4 Mixed Use			Comments/rationale
	Current LEP Provision		Proposed	
	RLEP 2011	BBLEP 2013		
Land use terms within agriculture group term				
agriculture	x	x	x	
aquaculture	x	x	x	
Oyster aquaculture	c	c	c	
Pond-based aquaculture	x	x	x	
Tank-based aquaculture	c	c	c	
extensive agriculture (e.g.. Grazing of livestock's, etc.)	x	x	x	
bee keeping	x	x	x	
dairy (pasture-based)	x	x	x	
intensive livestock agriculture	x	x	x	
feedlots	x	x	x	
dairies (restricted)	x	x	x	
intensive plant agriculture (e.g.. Cultivation of irrigated crops)	x	x	x	
horticulture	x	x	x	
turf farming	x	x	x	
viticulture	x	x	x	
(Land use terms outside agriculture group term)				
animal boarding or training establishments	x	x	x	
farm buildings	x	x	x	
forestry	x	x	x	
Land use terms within residential accommodation group term				
residential accommodation	c	x	x	Group term for a range of residential accommodation uses. Only certain residential accommodation uses are considered appropriate in a B4 Mixed Use centre zone. Accordingly, the residential accommodation group term is prohibited.
attached dwellings	x	x	x	
boarding houses	c	c	c	
dual occupancies	x	x	x	
dual occupancies (attached)	x	x	x	
dual occupancies (detached)	x	x	x	
dwelling houses	x	c	x	Dwelling houses refers to a building containing only one dwelling. This land use is inappropriate for the zone, as it precludes the orderly and economic manner of the Environmental Planning and Assessment Act, as well as fails to achieve the zone objectives. Existing use rights are to apply to existing dwelling houses within the B4 Mixed Use zone.
group homes	c	x	c	This land use plays an important social role and is considered an appropriate land use for this zone. Permitting group homes with consent does not result in a down-zoning. Accordingly, all land uses classified under the group term group homes are proposed to be permitted with consent.
group homes (permanent)	c	x	c	
group homes (transitional)	c	x	c	

hostels	c	x	c	This land use is appropriate and meets the zone objectives by allowing the provision of different housing stock within the zone, therefore is proposed to be permitted with consent.
multi dwelling housing	x	x	x	
residential flat buildings	c	c	c	
rural worker's dwellings	x	x	x	
secondary dwellings	x	x	x	
semi-detached dwellings	x	x	x	
seniors housing	c	c	c	
residential care facilities	c	c	c	
shop top housing	c	c	c	
Land use terms outside residential accommodation group term				
home-based child care	o	c	o	Home-based childcare is an appropriate use, and is consistent with the objectives of the zone, therefore is proposed to be permitted without consent. This is consistent with the Exempt and Complying Codes SEPP, where home-based childcares are exempt development.
home business	o	c	o	Home businesses are an appropriate use, and are consistent with the objectives of the zone, therefore are proposed to be permitted without consent. This is consistent with the Exempt and Complying Development Codes SEPP.
home occupations	o	o	o	
home occupation (sex services)	x	x	x	
Land use terms within tourist and visitor accommodation group term				
tourist and visitor accommodation	c	c	c	
backpackers' accommodation	c	c	c	
bed & breakfast accommodation	c	c	c	
farm stay accommodation	c	c	c	
hotel or motel accommodation	c	c	c	
serviced apartments	c	c	c	
(land use terms outside tourist and visitor accommodation group term)				
camping grounds	x	x	x	
caravan parks	x	x	x	
eco-tourist facilities	x	x	x	
(land use terms within commercial premises group term)				
commercial premises	c	c	c	
business premises (e.g.. Banks, post offices, hairdressers, etc.)	c	c	c	
funeral homes	c	c	c	
office premises	c	c	c	
retail premises	c	c	c	
cellar door premises	c	c	c	
food & drink premises	c	c	c	
pubs	c	c	c	
restaurants or cafes	c	c	c	
take-away food & drink premises	c	c	c	
garden centres	c	c	c	
hardware & building supplies	c	c	c	
kiosks	c	c	c	
landscaping material supplies	c	c	c	
markets	c	c	c	

plant nurseries	c	c	c	
roadside stalls	c	c	c	
rural supplies	c	c	c	
shops	c	c	c	
neighbourhood shops	c	c	c	
neighbourhood supermarket	c	c	c	
specialised retail premises	c	c	c	
timber yards	c	c	c	
vehicle sales or hire premises	c	c	c	
(Land use terms outside commercial premises group term)				
amusement centres	c	c	c	
entertainment facilities	c	c	c	
function centres	c	c	c	
highway service centres	x	x	x	
industrial retail outlets	x	c	c	This use promotes creative industries, and is considered appropriate for the zone, as it meets the objectives of mixed use zones, therefore is proposed to be permitted with consent.
registered clubs	c	c	c	
restricted premises	c	c	c	
service stations	c	c	c	
sex services premises	x	x	x	
veterinary hospitals	c	c	c	
wholesale supplies	x	x	x	
(Land use terms within rural industry group term)				
rural industries (e.g., use of composting facilities and works)	x	x	x	
agricultural produce industries	x	x	x	
livestock processing industries	x	x	x	
sawmill or log processing industries	x	x	x	
stock & sale yards	x	x	x	
(Land use terms within industry group term)				
industries	x	x	x	
heavy industries	x	x	x	
hazardous industry	x	x	x	
offensive industry	x	x	x	
light industries	x	c	c	All land uses classified under the group term are proposed to be permissible with consent.
high technology industries	x	c	c	
home industry	x	c	c	This is an appropriate use in the zone, and meets the objectives of this zone, therefore is proposed to be permissible with consent.
artisan food and drink industry	x	c	c	
general industries	x	x	x	This use is considered appropriate for the zone, as it potentially allows for ground floor activation and utilisation of commercial space, while also enabling integrating with residential uses.
(Land use term outside industry group term)				
boat building and repair facilities	x	x	x	
vehicle body repair workshops	x	x	x	
vehicle repair stations	x	x	x	
(Land use terms within heavy industrial storage establishment group term)				
heavy industrial storage establishments	x	x	x	

hazardous storage establishments	x	x	x	
liquid fuel depots	x	x	x	
offensive storage establishments	x	x	x	
(Land use terms within storage premises group term)				
storage premises	x	x	x	
self storage units	x	x	x	
(Land use terms outside storage premises group term)				
depots	x	x	x	
warehouse or distribution centres	x	x	x	
local distribution centre	x	x	x	
(Land use within sewerage system group term)				
sewerage systems	c	c	c	
bio solids treatment facilities	c	x	x	Given that nuisance odours can be an issue with biosolid processing facilities, and it is commonly prohibited in surrounding LGAs, biosolid treatments facilities are proposed to be prohibited.
sewage reticulation systems	c	c	c	
sewage treatment plants	c	x	x	Sewerage treatment plants produce nuisance odour, which can be an amenity issue for landowners and residents in proximity to these facilities. The use is proposed to be prohibited in the zone.
water recycling facilities	c	x	c	Recycled water is commonly used for parks and toilet systems in Australia, including a large development in the Bayside LGA. Given the current development climate, and since water restrictions are becoming more common, it is a use that is proposed to be permitted with consent.
(Land use terms within waste or resource management facility group term)				
waste or resource management facilities	x	c	x	Only certain waste or resource management facilities are considered appropriate in the zone. Accordingly, the waste or resource management facilities group term is proposed to be prohibited.
resource recovery facilities	x	x	x	
waste disposal facilities	x	x	x	
waste or resource transfer stations	x	c	c	This use is considered appropriate for the zone, as it supports residential land uses and proposals for this type of use could be of a scale that are appropriate for the zone.
(Land use terms within water supply system group term)				
water supply systems	c	x	c	These uses are considered appropriate in the zone. Accordingly, all land uses classified under the group term are proposed to be permitted with consent.
water reticulation systems	c	x	c	
water storage facilities	c	x	c	
water treatment facilities	c	x	c	
(Land use term within air transport facility group term)				
air transport facilities	x	x	x	
airport	x	x	x	
heliport	x	x	x	
(Land use term outside air transport facility group term)				
airstrips	x	x	x	
helipads	c	x	c	Given that this land use supports other permitted uses such as hospitals, it is an appropriate use for this zone, and therefore is proposed to be permitted with consent.
(Other Land use terms relating to infrastructure)				
car parks	c	c	c	

electricity generating works	c	x	c	Council acknowledges that the Infrastructure SEPP permits electricity generating works in certain prescribed zones. The B2 Local Centre zone is one of those prescribed zones. The use is therefore proposed to be permitted with consent.
freight transport facilities	x	x	x	
passenger transport facilities	c	c	c	
port facilities	x	x	x	
roads	o*	c*	c	This use is mandated as permitted with or without consent in the standard instrument. As roads can introduce impacts on both private and government agency/council-owned land, they should not be permitted <i>without</i> consent. Council needs to determine, and consider, road locations and any associated planning impacts, in order to maintain decision-making on road locations across the LGA.
transport depots	x	x	x	
truck depots	x	x	x	
wharf or boating facilities	x	x	x	
(Land use terms within education establishment group term)				
educational establishments	c	c	c	
schools	c	c	c	
(Land use terms within health service facility group term)				
health service facilities	c	c	c	
hospitals	c	c	c	
medical centres	c	c	c	
health consulting rooms	c	c	c	
(Other land use terms relating to community infrastructure)				
centre-based child care facilities	c	c	c	
community facilities	c	c	c	
correctional centres	x	x	x	
emergency services facilities	c	c	c	
industrial training facilities	x	x	x	
information and education facilities	c	c	c	
places of public worship	c	c	c	
public administration building	c	c	c	
research stations	x	x	x	
respite day care centres	c	c	c	
(Land use terms within signage group term)				
signage	c	c	c	
advertising structure	c	x	x	Given the adverse amenity impacts can result from this use, including on residents within the zone, and residents in adjoining residential zones, coupled with the inconsistent scale of advertising structures on local character, this use is proposed to be prohibited.
building identification sign	c	c	c	
business identification sign	c	c	c	
(Land use terms relating to recreation)				
boat launching ramps	x	x	x	
boat sheds	x	x	x	
charter & tourism boating facilities	x	x	x	
environmental facilities	c	x	c	This land use is appropriate and meets the objectives of the zone, therefore is proposed to be permitted with consent.
jetties	x	x	x	
marinas	x	x	x	

moorings	x	x	x	
mooring pens	x	x	x	
recreation areas	c	c	c	
recreation facilities (indoor)	c	c	c	
recreation facilities (major)	c	x	x	Given the large scale required to support this land use, and the likelihood of significant amenity issues, recreation facilities (major) is considered to be an inappropriate use that does not meet the objectives of the zone, and therefore is proposed to be prohibited.
recreation facilities (outdoor)	c	c	c	
water recreation structures	c	x	c	This land use is appropriate and meets the objectives of the zone, therefore is proposed to be permitted with consent.
(other miscellaneous Land use terms)				
cemeteries	x	x	x	
crematoria	x	x	x	
environmental protection works	c	c	c	
exhibition homes	c	x	c	Exhibition homes are proposed to be permissible with consent, as the use is considered to be a land use of appropriate scale for the zone. Exhibition homes are also generally permissible with consent in this zone across the surrounding LGAs.
exhibition villages	x	x	x	
extractive industries	x	x	x	
flood mitigation works	c	c	c	
mortuaries	c	x	c	This land use is considered to be of an appropriate scale and context for, and meets the objectives of, the zone, therefore is proposed to be permitted with consent.
open cut mining	x	x	x	

Land use	B5 Business Development			Comments/rationale
	Current LEP Provision		Proposed	
	RLEP 2011	BBLEP 2013		
Land use terms within agriculture group term				
agriculture		x	x	
aquaculture		x	x	
Oyster aquaculture		c	c	
Pond-based aquaculture		x	x	
Tank-based aquaculture		c	c	
extensive agriculture (e.g.. Grazing of livestock's, etc.)		x	x	
bee keeping		x	x	
dairy (pasture-based)		x	x	
intensive livestock agriculture		x	x	
feedlots		x	x	
dairies (restricted)		x	x	
intensive plant agriculture (e.g.. Cultivation of irrigated crops)		x	x	
horticulture		x	x	
turf farming		x	x	
viticulture		x	x	
(Land use terms outside agriculture group term)				
animal boarding or training establishments		x	x	
farm buildings		x	x	
forestry		x	x	
Land use terms within residential accommodation group term				
residential accommodation		x	x	
attached dwellings		x	x	
boarding houses		x	x	
dual occupancies		x	x	
dual occupancies (attached)		x	x	
dual occupancies (detached)		x	x	
dwelling houses		x	x	
group homes		x	x	
group homes (permanent)		x	x	
group homes (transitional)		x	x	
hostels		x	x	
multi dwelling housing		x	x	
residential flat buildings		x	x	
rural worker's dwellings		x	x	
secondary dwellings		x	x	
semi-detached dwellings		x	x	
seniors housing		x	x	
residential care facilities		x	x	
shop top housing		x	x	
Land use terms outside residential accommodation group term				
home-based child care		x	x	
home business		x	x	
home occupations		x	x	
home occupation (sex services)		x	x	
Land use terms within tourist and visitor accommodation group term				

tourist and visitor accommodation		C	C	
backpackers' accommodation		C	C	
bed & breakfast accommodation		C	C	
farm stay accommodation		C	C	
hotel or motel accommodation		C	C	
serviced apartments		C	C	
(land use terms outside tourist and visitor accommodation group term)				
camping grounds		X	X	
caravan parks		X	X	
eco-tourist facilities		X	X	
(land use terms within commercial premises group term)				
commercial premises		C	C	
business premises (e.g.. Banks, post offices, hairdressers, etc.)		C	C	
funeral homes		C	C	
office premises		C	C	
retail premises		X	X	
cellar door premises		X	X	
food & drink premises		C	C	
pubs		C	C	
restaurants or cafes		C	C	
take-away food & drink premises		C	C	
garden centres		C	C	
hardware & building supplies		C	C	
kiosks		X	X	
landscaping material supplies		C	C	
markets		X	X	
plant nurseries		X	X	
roadside stalls		X	X	
rural supplies		X	X	
shops		X	X	
neighbourhood shops		C	C	
neighbourhood supermarket		X	X	
specialised retail premises		C	C	
timber yards		X	X	
vehicle sales or hire premises		C	C	
(Land use terms outside commercial premises group term)				
amusement centres		C	C	
entertainment facilities		C	C	
function centres		C	C	
highway service centres		X	X	
industrial retail outlets		X	X	
registered clubs		C	C	
restricted premises		X	X	
service stations		C	C	
sex services premises		X	X	
veterinary hospitals		X	X	
wholesale supplies		X	X	
(Land use terms within rural industry group term)				
rural industries (e.g., use of composting facilities and works)		X	X	

agricultural produce industries		x	x	
livestock processing industries		x	x	
sawmill or log processing industries		x	x	
stock & sale yards		x	x	
(Land use terms within industry group term)				
industries		x	x	
heavy industries		x	x	
hazardous industry		x	x	
offensive industry		x	x	
light industries		x	x	
high technology industries		c	c	
home industry		x	x	
artisan food and drink industry		x	x	
general industries		x	x	
(Land use term outside industry group term)				
boat building and repair facilities		x	x	
vehicle body repair workshops		x	x	
vehicle repair stations		x	x	
(Land use terms within heavy industrial storage establishment group term)				
heavy industrial storage establishments		x	x	
hazardous storage establishments		x	x	
liquid fuel depots		x	x	
offensive storage establishments		x	x	
(Land use terms within storage premises group term)				
storage premises		x	x	
self storage units		x	x	
(Land use terms outside storage premises group term)				
depots		x	x	
warehouse or distribution centres		c	c	
local distribution centre		c	c	
(Land use within sewerage system group term)				
sewerage systems		c	c	
bio solids treatment facilities		x	x	
sewage reticulation systems		c	c	
sewage treatment plants		x	x	
water recycling facilities		x	x	
(Land use terms within waste or resource management facility group term)				
waste or resource management facilities		c	c	
resource recovery facilities		x	x	
waste disposal facilities		x	x	
waste or resource transfer stations		c	c	
(Land use terms within water supply system group term)				
water supply systems		x	x	
water reticulation systems		x	x	
water storage facilities		x	x	
water treatment facilities		x	x	
(Land use term within air transport facility group term)				
air transport facilities		x	x	
airport		x	x	
heliport		x	x	

(Land use term outside air transport facility group term)				
airstrips		x	x	
helipads		x	x	
(Other Land use terms relating to infrastructure)				
car parks		c	c	
electricity generating works		x	x	
freight transport facilities		x	x	
passenger transport facilities		c	c	
port facilities		x	x	
roads		c*	c*	
transport depots		x	x	
truck depots		x	x	
wharf or boating facilities		x	x	
(Land use terms within education establishment group term)				
educational establishments		c	c	
schools		c	c	
(Land use terms within health service facility group term)				
health service facilities		c	c	
hospitals		c	c	
medical centres		c	c	
health consulting rooms		c	c	
(Other land use terms relating to community infrastructure)				
centre-based child care facilities		c	c	
community facilities		c	c	
correctional centres		x	x	
emergency services facilities		c	c	
industrial training facilities		x	x	
information and education facilities		c	c	
places of public worship		c	c	
public administration building		c	c	
research stations		x	x	
respite day care centres		c	c	
(Land use terms within signage group term)				
signage		c	c	
advertising structure		c	c	
building identification sign		c	c	
business identification sign		c	c	
(Land use terms relating to recreation)				
boat launching ramps		x	x	
boat sheds		x	x	
charter & tourism boating facilities		x	x	
environmental facilities		x	x	
jetties		x	x	
marinas		x	x	
moorings		x	x	
mooring pens		x	x	
recreation areas		c	c	
recreation facilities (indoor)		c	c	
recreation facilities (major)		x	x	
recreation facilities (outdoor)		x	x	

water recreation structures		x	x	
(other miscellaneous Land use terms)				
cemeteries		x	x	
crematoria		x	x	
environmental protection works		x	x	
exhibition homes		x	x	
exhibition villages		x	x	
extractive industries		x	x	
flood mitigation works		c	c	
mortuaries		x	x	
open cut mining		x	x	

Land use	B6 Enterprise Corridor			Comments/rationale
	Current LEP Provision		Proposed	
	RLEP 2011	BBLEP 2013		
Land use terms within agriculture group term				
agriculture	x		x	
aquaculture	x		x	
Oyster aquaculture	c		c	
Pond-based aquaculture	x		x	
Tank-based aquaculture	c		c	
extensive agriculture (e.g.. Grazing of livestock's, etc.)	x		x	
bee keeping	x		x	
dairy (pasture-based)	x		x	
intensive livestock agriculture	x		x	
feedlots	x		x	
dairies (restricted)	x		x	
intensive plant agriculture (e.g.. Cultivation of irrigated crops)	x		x	
horticulture	x		x	
turf farming	x		x	
viticulture	x		x	
(Land use terms outside agriculture group term)				
animal boarding or training establishments	c		c	
farm buildings	x		x	
forestry	x		x	
Land use terms within residential accommodation group term				
residential accommodation	x		x	
attached dwellings	x		x	
boarding houses	x		x	
dual occupancies	x		x	
dual occupancies (attached)	x		x	
dual occupancies (detached)	x		x	
dwelling houses	x		x	
group homes	x		x	
group homes (permanent)	x		x	
group homes (transitional)	x		x	
hostels	x		x	
multi dwelling housing	x		x	
residential flat buildings	x		x	
rural worker's dwellings	x		x	
secondary dwellings	x		x	
semi-detached dwellings	x		x	
seniors housing	x		x	
residential care facilities	x		x	
shop top housing	x		x	
Land use terms outside residential accommodation group term				
home-based child care	x		x	
home business	x		x	
home occupations	x		x	
home occupation (sex services)	x		x	

Land use terms within tourist and visitor accommodation group term				
tourist and visitor accommodation	x		x	
backpackers' accommodation	x		x	
bed & breakfast accommodation	x		x	
farm stay accommodation	x		x	
hotel or motel accommodation	c		c	
serviced apartments	x		x	
(land use terms outside tourist and visitor accommodation group term)				
camping grounds	x		x	
caravan parks	x		x	
eco-tourist facilities	x		x	
(land use terms within commercial premises group term)				
commercial premises	c		c	
business premises (e.g.. Banks, post offices, hairdressers, etc.)	c		c	
funeral homes	c		c	
office premises	c		c	
retail premises	x		x	
cellar door premises	x		x	
food & drink premises	x		x	
pubs	c		c	
restaurants or cafes	x		x	
take-away food & drink premises	c		c	
garden centres	c		c	
hardware & building supplies	c		c	
kiosks	c		c	
landscaping material supplies	c		c	
markets	x		x	
plant nurseries	c		c	
roadside stalls	x		x	
rural supplies	x		x	
shops	x		x	
neighbourhood shops	c		c	
neighbourhood supermarket	x		x	
specialised retail premises	c		c	
timber yards	c		c	
vehicle sales or hire premises	c		c	
(Land use terms outside commercial premises group term)				
amusement centres	x		x	
entertainment facilities	x		x	
function centres	x		x	
highway service centres	c		c	
industrial retail outlets	c		c	
registered clubs	x		x	
restricted premises	x		x	
service stations	c		c	
sex services premises	x		x	
veterinary hospitals	c		c	
wholesale supplies	c		c	
(Land use terms within rural industry group term)				
rural industries (e.g., use of composting facilities and works)	x		x	

agricultural produce industries	x		x	
livestock processing industries	x		x	
sawmill or log processing industries	x		x	
stock & sale yards	x		x	
(Land use terms within industry group term)				
industries	x		x	
heavy industries	x		x	
hazardous industry	x		x	
offensive industry	x		x	
light industries	c		c	
high technology industries	c		c	
home industry	c		c	
artisan food and drink industry	c		c	
general industries	x		x	
(Land use term outside industry group term)				
boat building and repair facilities	c		c	
vehicle body repair workshops	c		c	
vehicle repair stations	c		c	
(Land use terms within heavy industrial storage establishment group term)				
heavy industrial storage establishments	x		x	
hazardous storage establishments	x		x	
liquid fuel depots	x		x	
offensive storage establishments	x		x	
(Land use terms within storage premises group term)				
storage premises	c		c	
self storage units	c		c	
(Land use terms outside storage premises group term)				
depots	c		c	
warehouse or distribution centres	c		c	
local distribution centre	c		c	
(Land use within sewerage system group term)				
sewerage systems	c		c	
bio solids treatment facilities	c		c	
sewage reticulation systems	c		c	
sewage treatment plants	c		c	
water recycling facilities	c		c	
(Land use terms within waste or resource management facility group term)				
waste or resource management facilities	x		x	
resource recovery facilities	x		x	
waste disposal facilities	x		x	
waste or resource transfer stations	x		x	
(Land use terms within water supply system group term)				
water supply systems	c		c	
water reticulation systems	c		c	
water storage facilities	c		c	
water treatment facilities	c		c	
(Land use term within air transport facility group term)				
air transport facilities	x		x	
airport	x		x	
heliport	x		x	

(Land use term outside air transport facility group term)				
airstrips	x		x	
helipads	c		c	
(Other Land use terms relating to infrastructure)				
car parks	c		c	
electricity generating works	c		c	
freight transport facilities	c		c	
passenger transport facilities	c		c	
port facilities	c		c	
roads	o*		c	This is a use that is mandated as either (i) permitted with consent; or (ii) without consent in the standard instrument in the zone. As roads can introduce impacts on both private and government agency/council-owned land, they are proposed to be changed to require consent in this zone. Council needs to determine road locations and planning impacts in order to have greater autonomy over land use planning decisions for this use.
transport depots	c		c	
truck depots	c		c	
wharf or boating facilities	x		x	
(Land use terms within education establishment group term)				
educational establishments	c		c	
schools	c		c	
(Land use terms within health service facility group term)				
health service facilities	c		c	
hospitals	c		c	
medical centres	c		c	
health consulting rooms	c		c	
(Other land use terms relating to community infrastructure)				
centre-based child care facilities	x		x	
community facilities	c		c	
correctional centres	x		x	
emergency services facilities	c		c	
industrial training facilities	c		c	
information and education facilities	c		c	
places of public worship	c		c	
public administration building	c		c	
research stations	c		c	
respite day care centres	x		x	
(Land use terms within signage group term)				
signage	c		c	
advertising structure	c		c	
building identification sign	c		c	
business identification sign	c		c	
(Land use terms relating to recreation)				
boat launching ramps	x		x	
boat sheds	c		c	
charter & tourism boating facilities	c		c	
environmental facilities	c		c	
jetties	c		c	
marinas	c		c	
moorings	c		c	

mooring pens	c		c	
recreation areas	c		c	
recreation facilities (indoor)	c		c	
recreation facilities (major)	c		c	
recreation facilities (outdoor)	c		c	
water recreation structures	x		x	
(other miscellaneous Land use terms)				
cemeteries	c		c	
crematoria	c		c	
environmental protection works	c		c	
exhibition homes	x		x	
exhibition villages	x		x	
extractive industries	x		x	
flood mitigation works	c		c	
mortuaries	c		c	
open cut mining	x		x	

Land use	B7 Business Park			Comments/rationale
	Current LEP Provision			
	RLEP 2011	BBLEP 2013		
	Proposed			
Land use terms within agriculture group term				
agriculture		x	x	
aquaculture		x	x	
Oyster aquaculture		c	c	
Pond-based aquaculture		x	x	
Tank-based aquaculture		c	c	
extensive agriculture (e.g.. Grazing of livestock's, etc.)		x	x	
bee keeping		x	x	
dairy (pasture-based)		x	x	
intensive livestock agriculture		x	x	
feedlots		x	x	
dairies (restricted)		x	x	
intensive plant agriculture (e.g.. Cultivation of irrigated crops)		x	x	
horticulture		x	x	
turf farming		x	x	
viticulture		x	x	
(Land use terms outside agriculture group term)				
animal boarding or training establishments		x	x	
farm buildings		x	x	
forestry		x	x	
Land use terms within residential accommodation group term				
residential accommodation		x	x	
attached dwellings		x	x	
boarding houses		x	x	
dual occupancies		x	x	
dual occupancies (attached)		x	x	
dual occupancies (detached)		x	x	
dwelling houses		c	x	
group homes		x	x	
group homes (permanent)		x	x	
group homes (transitional)		x	x	
hostels		x	x	
multi dwelling housing		x	x	
residential flat buildings		x	x	
rural worker's dwellings		x	x	
secondary dwellings		x	x	
semi-detached dwellings		x	x	
seniors housing		x	x	
residential care facilities		x	x	
shop top housing		x	x	
Land use terms outside residential accommodation group term				
home-based child care		x	x	
home business		c	c	
home occupations		o	o	
home occupation (sex services)		x	x	
Land use terms within tourist and visitor accommodation group term				

tourist and visitor accommodation		x	x	
backpackers' accommodation		x	x	
bed & breakfast accommodation		x	x	
farm stay accommodation		x	x	
hotel or motel accommodation		x	x	
serviced apartments		x	x	
(land use terms outside tourist and visitor accommodation group term)				
camping grounds		x	x	
caravan parks		x	x	
eco-tourist facilities		x	x	
(land use terms within commercial premises group term)				
commercial premises		c	c	
business premises (e.g.. Banks, post offices, hairdressers, etc.)		c	c	
funeral homes		c	c	
office premises		c	c	
retail premises		x	x	
cellar door premises		x	x	
food & drink premises		c	c	
pubs		c	c	
restaurants or cafes		c	c	
take-away food & drink premises		c	c	
garden centres		c	c	
hardware & building supplies		c	c	
kiosks		x	x	
landscaping material supplies		x	x	
markets		x	x	
plant nurseries		x	x	
roadside stalls		x	x	
rural supplies		x	x	
shops		x	x	
neighbourhood shops		c	c	
neighbourhood supermarket		x	x	
specialised retail premises		x	x	
timber yards		x	x	
vehicle sales or hire premises		c	c	
(Land use terms outside commercial premises group term)				
amusement centres		x	x	
entertainment facilities		x	x	
function centres		c	c	
highway service centres		x	x	
industrial retail outlets		c	c	
registered clubs		x	x	
restricted premises		x	x	
service stations		c	c	
sex services premises		x	x	
veterinary hospitals		c	c	
wholesale supplies		c	c	
(Land use terms within rural industry group term)				
rural industries (e.g., use of composting facilities and works)		x	x	

agricultural produce industries		x	x	
livestock processing industries		x	x	
sawmill or log processing industries		x	x	
stock & sale yards		x	x	
(Land use terms within industry group term)				
industries		x	x	
heavy industries		x	x	
hazardous industry		x	x	
offensive industry		x	x	
light industries		c	c	
high technology industries		c	c	
home industry		c	c	
artisan food and drink industry		c	c	
general industries		x	x	
(Land use term outside industry group term)				
boat building and repair facilities		c	c	
vehicle body repair workshops		x	x	
vehicle repair stations		x	x	
(Land use terms within heavy industrial storage establishment group term)				
heavy industrial storage establishments		x	x	
hazardous storage establishments		x	x	
liquid fuel depots		x	x	
offensive storage establishments		x	x	
(Land use terms within storage premises group term)				
storage premises		c	c	
self storage units		c	c	
(Land use terms outside storage premises group term)				
depots		x	x	
warehouse or distribution centres		c	c	
local distribution centre		c	c	
(Land use within sewerage system group term)				
sewerage systems		c	c	
bio solids treatment facilities		x	x	
sewage reticulation systems		c	c	
sewage treatment plants		x	x	
water recycling facilities		x	x	
(Land use terms within waste or resource management facility group term)				
waste or resource management facilities		c	c	
resource recovery facilities		x	x	
waste disposal facilities		x	x	
waste or resource transfer stations		c	c	
(Land use terms within water supply system group term)				
water supply systems		x	x	
water reticulation systems		x	x	
water storage facilities		x	x	
water treatment facilities		x	x	
(Land use term within air transport facility group term)				
air transport facilities		x	x	
airport		x	x	
heliport		x	x	

(Land use term outside air transport facility group term)				
airstrips		x	x	
helipads		x	x	
(Other Land use terms relating to infrastructure)				
car parks		c	c	
electricity generating works		x	x	
freight transport facilities		x	x	
passenger transport facilities		c	c	
port facilities		x	x	
roads		c*	c	
transport depots		x	x	
truck depots		x	x	
wharf or boating facilities		x	x	
(Land use terms within education establishment group term)				
educational establishments		c	c	
schools		c	c	
(Land use terms within health service facility group term)				
health service facilities		c	c	
hospitals		c	c	
medical centres		c	c	
health consulting rooms		c	c	
(Other land use terms relating to community infrastructure)				
centre-based child care facilities		c	c	
community facilities		c	c	
correctional centres		x	x	
emergency services facilities		c	c	
industrial training facilities		x	x	
information and education facilities		c	c	
places of public worship		c	c	
public administration building		c	c	
research stations		x	x	
respite day care centres		c	c	
(Land use terms within signage group term)				
signage		c	c	
advertising structure		x	x	
building identification sign		c	c	
business identification sign		c	c	
(Land use terms relating to recreation)				
boat launching ramps		x	x	
boat sheds		x	x	
charter & tourism boating facilities		x	x	
environmental facilities		x	x	
jetties		x	x	
marinas		x	x	
moorings		x	x	
mooring pens		x	x	
recreation areas		c	c	
recreation facilities (indoor)		c	c	
recreation facilities (major)		x	x	
recreation facilities (outdoor)		x	x	

water recreation structures		x	x	
(other miscellaneous Land use terms)				
cemeteries		x	x	
crematoria		x	x	
environmental protection works		x	x	
exhibition homes		x	x	
exhibition villages		x	x	
extractive industries		x	x	
flood mitigation works		c	c	
mortuaries		x	x	
open cut mining		x	x	

Land use	IN1 General Industrial			Comments/rationale
	Current LEP Provision		Proposed	
	RLEP 2011	BBLEP 2013		
Land use terms within agriculture group term				
agriculture		x	x	
aquaculture		x	x	
Oyster aquaculture		c	c	
Pond-based aquaculture		x	x	
Tank-based aquaculture		c	c	
extensive agriculture (e.g.. Grazing of livestock's, etc.)		x	x	
bee keeping		x	x	
dairy (pasture-based)		x	x	
intensive livestock agriculture		x	x	
feedlots		x	x	
dairies (restricted)		x	x	
intensive plant agriculture (e.g.. Cultivation of irrigated crops)		x	x	
horticulture		x	x	
turf farming		x	x	
viticulture		x	x	
(Land use terms outside agriculture group term)				
animal boarding or training establishments		c	c	
farm buildings		x	x	
forestry		x	x	
Land use terms within residential accommodation group term				
residential accommodation		x	x	
attached dwellings		x	x	
boarding houses		x	x	
dual occupancies		x	x	
dual occupancies (attached)		x	x	
dual occupancies (detached)		x	x	
dwelling houses		x	x	
group homes		x	x	
group homes (permanent)		x	x	
group homes (transitional)		x	x	
hostels		x	x	
multi dwelling housing		x	x	
residential flat buildings		x	x	
rural worker's dwellings		x	x	
secondary dwellings		x	x	
semi-detached dwellings		x	x	
seniors housing		x	x	
residential care facilities		x	x	
shop top housing		x	x	
Land use terms outside residential accommodation group term				
home-based child care		x	x	
home business		x	x	
home occupations		x	x	

home occupation (sex services)		x	x	
Land use terms within tourist and visitor accommodation group term				
tourist and visitor accommodation		x	x	
backpackers' accommodation		x	x	
bed & breakfast accommodation		x	x	
farm stay accommodation		x	x	
hotel or motel accommodation		x	x	
serviced apartments		x	x	
(land use terms outside tourist and visitor accommodation group term)				
camping grounds		x	x	
caravan parks		x	x	
eco-tourist facilities		x	x	
(land use terms within commercial premises group term				
commercial premises		x	x	
business premises (e.g.. Banks, post offices, hairdressers, etc.)		x	x	
funeral homes		x	x	
office premises		x	x	
retail premises		x	x	
cellar door premises		x	x	
food & drink premises		x	x	
pubs		x	x	
restaurants or cafes		c	c	
take-away food & drink premises		c	c	
garden centres		c	c	
hardware & building supplies		c	c	
kiosks		x	x	
landscaping material supplies		x	x	
markets		x	x	
plant nurseries		x	x	
roadside stalls		x	x	
rural supplies		x	x	
shops		x	x	
neighbourhood shops		c	c	
neighbourhood supermarket		x	x	
specialised retail premises		x	x	
timber yards		c	c	
vehicle sales or hire premises		x	x	
(Land use terms outside commercial premises group term)				
amusement centres		x	x	
entertainment facilities		x	x	
function centres		x	x	
highway service centres		x	x	
industrial retail outlets		c	c	
registered clubs		x	x	
restricted premises		x	x	
service stations		c	c	
sex services premises		c	c	
veterinary hospitals		x	x	
wholesale supplies		c	c	

(Land use terms within rural industry group term)				
rural industries (e.g., use of composting facilities and		x	x	
agricultural produce industries		x	x	
livestock processing industries		x	x	
sawmill or log processing industries		x	x	
stock & sale yards		x	x	
(Land use terms within industry group term)				
industries		c	c	
heavy industries		x	x	
hazardous industry		x	x	
offensive industry		x	x	
light industries		c	c	
high technology industries		c	c	
home industry		c	c	
artisan food and drink industry		c	c	
general industries		c	c	
(Land use term outside industry group term)				
boat building and repair facilities		c	c	
vehicle body repair workshops		c	c	
vehicle repair stations		c	c	
(Land use terms within heavy industrial storage establishment group term)				
heavy industrial storage establishments		x	x	
hazardous storage establishments		x	x	
liquid fuel depots		x	x	
offensive storage establishments		x	x	
(Land use terms within storage premises group term)				
storage premises		c	c	
self storage units		c	c	
(Land use terms outside storage premises group term)				
depots		c	c	
warehouse or distribution centres		c	c	
local distribution centre		c	c	
(Land use within sewerage system group term)				
sewerage systems		c	c	
bio solids treatment facilities		c	c	
sewage reticulation systems		c	c	
sewage treatment plants		c	c	
water recycling facilities		c	c	
(Land use terms within waste or resource management facility group term)				
waste or resource management facilities		c	c	
resource recovery facilities		c	c	
waste disposal facilities		c	c	
waste or resource transfer stations		c	c	
(Land use terms within water supply system group term)				
water supply systems		x	x	
water reticulation systems		x	x	
water storage facilities		x	x	
water treatment facilities		x	x	
(Land use term within air transport facility group term)				
air transport facilities		x	x	

airport		x	x	
heliport		x	x	
(Land use term outside air transport facility group term)				
airstrips		x	x	
helipads		x	x	
(Other Land use terms relating to infrastructure)				
car parks		c	c	
electricity generating works		c	c	
freight transport facilities		c	c	
port facilities		x	x	
passenger transport facilities		x	x	
roads		c*	c	
transport depots		c	c	
truck depots		c	c	
wharf or boating facilities		x	x	
(Land use terms within education establishment group term)				
educational establishments		x	x	
schools		x	x	
(Land use terms within health service facility group term)				
health service facilities		x	x	
hospitals		x	x	
medical centres		x	x	
health consulting rooms		x	x	
(Other land use terms relating to community infrastructure)				
centre-based child care facilities		x	x	
community facilities		x	x	
correctional centres		x	x	
emergency services facilities		c	c	
industrial training facilities		c	c	
information and education facilities		x	x	
places of public worship		c	c	
public administration building		x	x	
research stations		c	c	
respite day care centres		x	x	
(Land use terms within signage group term)				
signage		c	c	
advertising structure		x	x	
building identification sign		c	c	
business identification sign		c	c	
(Land use terms relating to recreation)				
boat launching ramps		x	x	
boat sheds		x	x	
charter & tourism boating facilities		x	x	
environmental facilities		x	x	
jetties		x	x	
marinas		x	x	
moorings		x	x	
mooring pens		x	x	
recreation areas		c	c	
recreation facilities (indoor)		x	x	

recreation facilities (major)		x	x	
recreation facilities (outdoor)		x	x	
water recreation structures		x	x	
(other miscellaneous Land use terms)				
cemeteries		x	x	
crematoria		x	x	
environmental protection works		x	x	
exhibition homes		x	x	
exhibition villages		x	x	
extractive industries		x	x	
flood mitigation works		c	c	
mortuaries		x	x	
open cut mining		x	x	

Land use	IN2 Light Industrial			Comments/rationale
	Current LEP Provision		Proposed	
	RLEP 2011	BBLEP 2013		
Land use terms within agriculture group term				
agriculture	x	x	x	
aquaculture	x	x	x	
Oyster aquaculture	c	c	c	
Pond-based aquaculture	x	x	x	
Tank-based aquaculture	c	c	c	
extensive agriculture (e.g.. Grazing of livestock's, etc.)	x	x	x	
bee keeping	x	x	x	
dairy (pasture-based)	x	x	x	
intensive livestock agriculture	x	x	x	
feedlots	x	x	x	
dairies (restricted)	x	x	x	
intensive plant agriculture (e.g.. Cultivation of irrigated crops)	x	x	x	
horticulture	x	x	x	
turf farming	x	x	x	
viticulture	x	x	x	
(Land use terms outside agriculture group term)				
animal boarding or training establishments	c	x	c	Given the lack of available zones for this land use, and the objectives of this zone, it is considered appropriate that this use be permitted with consent.
farm buildings	x	x	x	
forestry	x	x	x	
Land use terms within residential accommodation group term				
residential accommodation	x	x	x	
attached dwellings	x	x	x	
boarding houses	x	x	x	
dual occupancies	x	x	x	
dual occupancies (attached)	x	x	x	
dual occupancies (detached)	x	x	x	
dwelling houses	x	x	x	
group homes	x	x	x	
group homes (permanent)	x	x	x	
group homes (transitional)	x	x	x	
hostels	x	x	x	
multi dwelling housing	x	x	x	
residential flat buildings	x	x	x	
rural worker's dwellings	x	x	x	
secondary dwellings	x	x	x	
semi-detached dwellings	x	x	x	
seniors housing	x	x	x	
residential care facilities	x	x	x	
shop top housing	x	x	x	
Land use terms outside residential accommodation group term				
home-based child care	x	x	x	
home business	x	x	x	
home occupations	x	x	x	
home occupation (sex services)	x	x	x	

Land use terms within tourist and visitor accommodation group term				
tourist and visitor accommodation	x	x	x	
backpackers' accommodation	x	x	x	
bed & breakfast accommodation	x	x	x	
farm stay accommodation	x	x	x	
hotel or motel accommodation	x	x	x	
serviced apartments	x	x	x	
(land use terms outside tourist and visitor accommodation group term)				
camping grounds	x	x	x	
caravan parks	x	x	x	
eco-tourist facilities	x	x	x	
(land use terms within commercial premises group term)				
commercial premises	x	x	x	
business premises (e.g.. Banks, post offices, hairdressers, etc.)	x	x	x	
funeral homes	x	x	x	
office premises	x	x	x	
retail premises	x	x	x	
cellar door premises	x	x	x	
food & drink premises	x	x	x	
pubs	x	x	x	
restaurants or cafes	x	x	x	
take-away food & drink premises	c	x	c	This use is considered to provide an industrial lands business support function for employees of businesses within industrial zones, by limiting their need to travel beyond their immediate locality for meals and refreshments.
garden centres	c	c	c	
hardware & building supplies	c	c	c	
kiosks	x	x	x	
landscaping material supplies	x	x	x	
markets	x	x	x	
plant nurseries	x	x	x	
roadside stalls	x	x	x	
rural supplies	x	x	x	
shops	x	x	x	
neighbourhood shops	c	c	c	
neighbourhood supermarket	x	x	x	
specialised retail premises	x	x	x	
timber yards	x	c	c	This use is appropriate for the zone, and meets the objectives of the zone, therefore is proposed to be permissible with consent.
vehicle sales or hire premises	x	x	x	
(Land use terms outside commercial premises group term)				
amusement centres	x	x	x	
entertainment facilities	x	x	x	
function centres	x	x	x	
highway service centres	c	x	c	Given the lack of available zones for this land use, and the objectives of the zone, it is considered an appropriate use for the zone, and is proposed to be permitted with consent.
industrial retail outlets	c	c	c	
registered clubs	x	x	x	

restricted premises	c	x	c	Given the lack of available zones for this land use, and the objectives of the zone, it is considered an appropriate use for the zone, and is proposed to be permitted with consent.
service stations	c	c	c	
sex services premises	c	x	c	In order to ensure increased opportunities for this type of development, it is proposed to expand the permissibility to all industrial zones, and is therefore proposed to be permitted with consent in this zone.
veterinary hospitals	c	x	c	Given the lack of available zones for this land use, and the objectives of the zone, it is considered an appropriate use for the zone, and is proposed to be permitted with consent.
wholesale supplies	c	c	c	
(Land use terms within rural industry group term)				
rural industries (e.g., use of composting facilities and works)	c	x	x	These uses are inappropriate and do not meet the objectives of IN2 light industrial zone. Therefore, the rural industries group term, and all land uses classified under the rural industries group term, are proposed to be prohibited.
agricultural produce industries	c	x	x	
livestock processing industries	c	x	x	
sawmill or log processing industries	c	x	x	
stock & sale yards	c	x	x	
(Land use terms within industry group term)				
industries	c	x	c	While the group term is proposed to be permitted with consent, only certain uses under this group term are considered appropriate in the zone.
heavy industries	x	x	x	
hazardous industry	x	x	x	
offensive industry	x	x	x	
light industries	c	c	c	
high technology industries	c	c	c	
home industry	c	c	c	
artisan food and drink industry	c	x	c	This is an appropriate use, as land within the zone is typically of a scale and location that enables the use as an ancillary function within large light industrial floorplates. The use meets the objectives of light industrial zones, therefore is proposed to be permitted with consent.
general industries	c	x	x	This use is considered inappropriate for a <i>light</i> industrial zone, therefore is proposed to be prohibited.
(Land use term outside industry group term)				
boat building and repair facilities	c	c	c	
vehicle body repair workshops	c	c	c	
vehicle repair stations	c	c	c	
(Land use terms within heavy industrial storage establishment group term)				
heavy industrial storage establishments	x	x	x	
hazardous storage establishments	x	x	x	
liquid fuel depots	x	x	x	
offensive storage establishments	x	x	x	
(Land use terms within storage premises group term)				
storage premises	c	c	c	
self storage units	c	c	c	
(Land use terms outside storage premises group term)				
depots	c	c	c	
warehouse or distribution centres	c	c	c	
local distribution centre	c	c	c	
(Land use within sewerage system group term)				

sewerage systems	c	c	c	All land uses classified under the group term sewerage systems are proposed to be permitted with consent, as they are considered to be appropriate within the zone.
bio solids treatment facilities	c	x	c	Given that nuisance odours can be an issue with biosolid processing facilities, and it is proposed to be prohibited in most other zones, biosolid treatments facilities are proposed to be permitted with consent in this industrial zone. The nature of the use is more akin to industries and externalities produced by developments within industrial areas.
sewage reticulation systems	c	c	c	The nature of the use is more akin to industries and externalities produced by developments within industrial areas. Furthermore, the scale of this use means that many of the site areas required to accommodate the use may only be available within this zone.
sewage treatment plants	c	x	c	The nature of the use is more akin to industries and externalities produced by developments within industrial areas. Furthermore, the scale of this use means that many of the site areas required to accommodate the use may only be available within this zone.
water recycling facilities	c	x	c	Recycled water is commonly used for parks and toilet systems in Australia, including a large development in the Bayside LGA. Given the current development climate, and since water restrictions are becoming more common, it is a use that is proposed to be permitted with consent. This is particularly relevant to large floorplate sites that require vast amounts of water for their industrial operations.
(Land use terms within waste or resource management facility group term)				
waste or resource management facilities	c	c	c	These uses are appropriate and meet the objectives of the zone. Accordingly, all land uses classified under the group term sewerage systems are proposed to be permitted with consent.
resource recovery facilities	c	x	c	
waste disposal facilities	c	x	c	
waste or resource transfer stations	c	c	c	
(Land use terms within water supply system group term)				
water supply systems	c	x	c	These uses are appropriate and meet the objectives of the zone. Accordingly, all land uses classified under the group term water supply systems are proposed to be permitted with consent.
water reticulation systems	c	x	c	
water storage facilities	c	x	c	
water treatment facilities	c	x	c	
(Land use term within air transport facility group term)				
air transport facilities	c	x	x	These uses are inappropriate and do not meet the objectives of the zone. Therefore, the air transport facilities group term and all land uses classified under the air transport facilities group term are proposed to be prohibited. Council acknowledges that the Infrastructure SEPP permits air transport facilities with consent, provided that it is on land within the boundaries of an existing transport facility, and is ancillary to the listed air transport facilities under the SEPP.
airport	c	x	x	
heliport	c	x	x	
(Land use term outside air transport facility group term)				
airstrips	x	x	x	
helipads	c	x	x	This land use is inappropriate and does not meet the objectives of the zone, therefore is proposed to be prohibited.
(Other Land use terms relating to infrastructure)				

car parks	c	c	c	
electricity generating works	c	x	x	This land use is inappropriate in a <i>light</i> industrial zone, and does not meet the objectives of the zone, therefore is proposed to be prohibited.
freight transport facilities	c	x	c	This use appropriate for the zone, particularly when considering the proximity of industrial land within the Bayside LGA to the airport and port, and the support function that industrial land provides to the trade gateway.
port facilities	c	x	x	This use is considered appropriate in the W3 Working Waterways zone, therefore it is proposed to be prohibited from industrial zones.
passenger transport facilities	c	x	c	This land use is appropriate and meets the objectives of light industrial zones, therefore is proposed to be permitted with consent. The zone provides suitably sized allotments for this land use, and the location assists to mitigate vehicle movement conflicts with, and amenity impacts upon, residential areas.
roads	o*	c*	c	This is a use that is mandated as either (i) permitted with consent; or (ii) without consent in the standard instrument in the zone. As roads can introduce impacts on both private and government agency/council-owned land, they are proposed to be changed to require consent in this zone. Council needs to determine road locations and planning impacts in order to have greater autonomy over land use planning decisions for this use.
transport depots	c	x	c	This land use is appropriate and meets the objectives of light industrial zones, therefore is proposed to be permitted with consent. The zone provides suitably sized allotments for this land use, and the location assists to mitigate vehicle movement conflicts with, and amenity impacts upon, residential areas.
truck depots	c	x	c	This land use is appropriate and meets the objectives of light industrial zones, therefore is proposed to be permitted with consent. The zone provides suitably sized allotments for this land use, and the location assists to mitigate vehicle movement conflicts with, and amenity impacts upon, residential areas.
wharf or boating facilities	x	x	x	
(Land use terms within education establishment group term)				
educational establishments	x	x	x	
schools	x	x	x	
(Land use terms within health service facility group term)				
health service facilities	x	x	x	
hospitals	x	x	x	
medical centres	x	x	x	
health consulting rooms	x	x	x	
(Other land use terms relating to community infrastructure)				
centre-based child care facilities	x	x	x	
community facilities	c	x	c	This land use is appropriate and meets the objectives of light industrial zones, therefore is proposed to be permitted with consent.
correctional centres	c	x	x	This land use is inappropriate and does not meet the objectives of light industrial zones, therefore is proposed to be prohibited. Council acknowledges that the Infrastructure SEPP permits correctional centres on land that is within the boundaries of an existing correctional complex, and is undertaken by, or on behalf of, a public authority.
emergency services facilities	c	c	c	
industrial training facilities	c	c	c	
information and education facilities	c	x	c	This land use is appropriate and meets the objectives of light industrial zones, therefore is proposed to be permitted with consent.
places of public worship	c	c	c	
public administration building	c	x	c	This land use is appropriate and meets the objectives of the zone, therefore is proposed to be permitted with consent.

research stations	x	c	c	This land use is appropriate and meets the objectives of light industrial zones, therefore is proposed to be permitted with consent.
respite day care centres	x	x	x	
(Land use terms within signage group term)				
signage	c	c	c	
advertising structure	x	x	x	
building identification sign	c	c	c	
business identification sign	c	c	c	
(Land use terms relating to recreation)				
boat launching ramps	c	x	c	This land use is appropriate and meets the objectives of light industrial zones, therefore is proposed to be permitted with consent.
boat sheds	c	x	c	This land use is appropriate and meets the objectives of light industrial zones, therefore is proposed to be permitted with consent.
charter & tourism boating facilities	c	x	c	This land use is appropriate and meets the objectives of light industrial zones, therefore is proposed to be permitted with consent.
environmental facilities	c	x	c	This land use is appropriate and meets the objectives of light industrial zones, therefore is proposed to be permitted with consent.
jetties	c	x	x	This land use is inappropriate and is not considered to meet the objectives of this zone, therefore is proposed to be prohibited.
marinas	x	x	x	
moorings	x	x	x	
mooring pens	x	x	x	
recreation areas	c	c	c	
recreation facilities (indoor)	c	x	c	This land use is appropriate due to the land sizes available to accommodate this use, plus it meets the objectives of the zone, therefore is proposed to be permitted with consent.
recreation facilities (major)	c	x	c	This land use is appropriate due to the land sizes available to accommodate this use, plus it meets the objectives of the zone, therefore is proposed to be permitted with consent.
recreation facilities (outdoor)	c	x	c	This land use is appropriate due to the land sizes available to accommodate this use, plus it meets the objectives of the zone, therefore is proposed to be permitted with consent.
water recreation structures	x	x	x	
(other miscellaneous Land use terms)				
cemeteries	c	x	x	This land use is inappropriate and does not meet the objectives of the zone, therefore is proposed to be prohibited.
crematoria	c	x	c	Given the lack of available zones for this land use, coupled with the location of IN2 zones in the LGA, it is considered an appropriate use to be permitted with consent.
environmental protection works	c	x	c	This land use is appropriate for the zone, and is proposed to be permitted with consent.
exhibition homes	x	x	x	
exhibition villages	x	x	x	
extractive industries	x	x	x	
flood mitigation works	c	c	c	
mortuaries	c	x	c	Given the lack of available zones for this land use, coupled with the location of IN2 zones in the LGA, it is considered an appropriate use to be permitted with consent.
open cut mining	c	x	x	This land use is inappropriate and does not meet the objectives of the zone, therefore is proposed to be prohibited.

Land use	SP1 Special Activities			Comments/rationale
	Current LEP Provision		Proposed	
	RLEP 2011	BBLEP 2013		
Land use terms within agriculture group term				
agriculture		x	x	
aquaculture		c*	c	
Oyster aquaculture		c	c	
Pond-based aquaculture		c	c	
Tank-based aquaculture		c	c	
extensive agriculture (e.g.. Grazing of livestock's, etc.)		x	x	
bee keeping		x	x	
dairy (pasture-based)		x	x	
intensive livestock agriculture		x	x	
feedlots		x	x	
dairies (restricted)		x	x	
intensive plant agriculture (e.g.. Cultivation of irrigated crops)		x	x	
horticulture		x	x	
turf farming		x	x	
viticulture		x	x	
(Land use terms outside agriculture group term)				
animal boarding or training establishments		x	x	
farm buildings		x	x	
forestry		x	x	
Land use terms within residential accommodation group term				
residential accommodation		x	x	
attached dwellings		x	x	
boarding houses		x	x	
dual occupancies		x	x	
dual occupancies (attached)		x	x	
dual occupancies (detached)		x	x	
dwelling houses		x	x	
group homes		x	x	
group homes (permanent)		x	x	
group homes (transitional)		x	x	
hostels		x	x	
multi dwelling housing		x	x	
residential flat buildings		x	x	
rural worker's dwellings		x	x	
secondary dwellings		x	x	
semi-detached dwellings		x	x	
seniors housing		x	x	
residential care facilities		x	x	
shop top housing		x	x	
Land use terms outside residential accommodation group term				
home-based child care		x	x	
home business		x	x	
home occupations		x	x	
home occupation (sex services)		x	x	
Land use terms within tourist and visitor accommodation group term				

tourist and visitor accommodation		x	x	
backpackers' accommodation		x	x	
bed & breakfast accommodation		x	x	
farm stay accommodation		x	x	
hotel or motel accommodation		x	x	
serviced apartments		x	x	
(land use terms outside tourist and visitor accommodation group term)				
camping grounds		x	x	
caravan parks		x	x	
eco-tourist facilities		x	x	
(land use terms within commercial premises group term)				
commercial premises		x	x	
business premises (e.g.. Banks, post offices, hairdressers, etc.)		x	x	
funeral homes		x	x	
office premises		x	x	
retail premises		x	x	
cellar door premises		x	x	
food & drink premises		x	x	
pubs		x	x	
restaurants or cafes		x	x	
take-away food & drink premises		x	x	
garden centres		x	x	
hardware & building supplies		x	x	
kiosks		x	x	
landscaping material supplies		x	x	
markets		x	x	
plant nurseries		x	x	
roadside stalls		x	x	
rural supplies		x	x	
shops		x	x	
neighbourhood shops		x	x	
neighbourhood supermarket		x	x	
specialised retail premises		x	x	
timber yards		x	x	
vehicle sales or hire premises		x	x	
(Land use terms outside commercial premises group term)				
amusement centres		x	x	
entertainment facilities		x	x	
function centres		x	x	
highway service centres		x	x	
industrial retail outlets		x	x	
registered clubs		x	x	
restricted premises		x	x	
service stations		x	x	
sex services premises		x	x	
veterinary hospitals		x	x	
wholesale supplies		x	x	
(Land use terms within rural industry group term)				
rural industries (e.g., use of composting facilities and works)		x	x	

agricultural produce industries		x	x	
livestock processing industries		x	x	
sawmill or log processing industries		x	x	
stock & sale yards		x	x	
(Land use terms within industry group term)				
industries		x	x	
heavy industries		x	x	
hazardous industry		x	x	
offensive industry		x	x	
light industries		x	x	
high technology industries		x	x	
home industry		x	x	
artisan food and drink industry		x	x	
general industries		x	x	
(Land use term outside industry group term)				
boat building and repair facilities		x	x	
vehicle body repair workshops		x	x	
vehicle repair stations		x	x	
(Land use terms within heavy industrial storage establishment group term)				
heavy industrial storage establishments		x	x	
hazardous storage establishments		x	x	
liquid fuel depots		x	x	
offensive storage establishments		x	x	
(Land use terms within storage premises group term)				
storage premises		x	x	
self storage units		x	x	
(Land use terms outside storage premises group term)				
depots		x	x	
warehouse or distribution centres		x	x	
local distribution centre		x	x	
(Land use within sewerage system group term)				
sewerage systems		x	x	
bio solids treatment facilities		x	x	
sewage reticulation systems		x	x	
sewage treatment plants		x	x	
water recycling facilities		x	x	
(Land use terms within waste or resource management facility group term)				
waste or resource management facilities		x	x	
resource recovery facilities		x	x	
waste disposal facilities		x	x	
waste or resource transfer stations		x	x	
(Land use terms within water supply system group term)				
water supply systems		x	x	
water reticulation systems		x	x	
water storage facilities		x	x	
water treatment facilities		x	x	
(Land use term within air transport facility group term)				
air transport facilities		x	x	
airport		x	x	
heliport		x	x	

(Land use term outside air transport facility group term)				
airstrips		x	x	
helipads		x	x	
(Other Land use terms relating to infrastructure)				
car parks		x	x	
electricity generating works		x	x	
freight transport facilities		x	x	
port facilities		x	x	
passenger transport facilities		x	x	
roads		x	x	
transport depots		x	x	
truck depots		x	x	
wharf or boating facilities		x	x	
(Land use terms within education establishment group term)				
educational establishments		x	x	
schools		x	x	
(Land use terms within health service facility group term)				
health service facilities		x	x	
hospitals		x	x	
medical centres		x	x	
health consulting rooms		x	x	
(Other land use terms relating to community infrastructure)				
centre-based child care facilities		x	x	
community facilities		x	x	
correctional centres		x	x	
emergency services facilities		x	x	
industrial training facilities		x	x	
information and education facilities		x	x	
places of public worship		x	x	
public administration building		x	x	
research stations		x	x	
respite day care centres		x	x	
(Land use terms within signage group term)				
signage		x	x	
advertising structure		x	x	
building identification sign		x	x	
business identification sign		x	x	
(Land use terms relating to recreation)				
boat launching ramps		x	x	
boat sheds		x	x	
charter & tourism boating facilities		x	x	
environmental facilities		x	x	
jetties		x	x	
marinas		x	x	
moorings		x	x	
mooring pens		x	x	
recreation areas		x	x	
recreation facilities (indoor)		x	x	
recreation facilities (major)		x	x	
recreation facilities (outdoor)		x	x	

water recreation structures		x	x	
(other miscellaneous Land use terms)				
cemeteries		x	x	
crematoria		x	x	
environmental protection works		o	o	
exhibition homes		x	x	
exhibition villages		x	x	
extractive industries		x	x	
flood mitigation works		x	x	
mortuaries		x	x	
open cut mining		x	x	

Land use	SP2 Infrastructure			Comments/rationale
	Current LEP Provision		Proposed	
	RLEP 2011	BBLEP 2013		
Land use terms within agriculture group term				Unless stated otherwise, the permissibility of land uses for the SP2 Infrastructure zone is identified on the land zoning map for the Bayside LGA.
agriculture	x	x	x	
aquaculture	c*	c*	c	
Oyster aquaculture	c	c	c	
Pond-based aquaculture	c	c	c	
Tank-based aquaculture	c	c	c	
extensive agriculture (e.g.. Grazing of livestock's, etc.)	x	x	x	
bee keeping	x	x	x	
dairy (pasture-based)	x	x	x	
intensive livestock agriculture	x	x	x	
feedlots	x	x	x	
dairies (restricted)	x	x	x	
intensive plant agriculture (e.g.. Cultivation of irrigated crops)	x	x	x	
horticulture	x	x	x	
turf farming	x	x	x	
viticulture	x	x	x	
(Land use terms outside agriculture group term)				
animal boarding or training establishments	x	x	x	
farm buildings	x	x	x	
forestry	x	x	x	
Land use terms within residential accommodation group term				
residential accommodation	x	x	x	
attached dwellings	x	x	x	
boarding houses	x	x	x	
dual occupancies	x	x	x	
dual occupancies (attached)	x	x	x	
dual occupancies (detached)	x	x	x	
dwelling houses	x	x	x	
group homes	x	x	x	
group homes (permanent)	x	x	x	
group homes (transitional)	x	x	x	
hostels	x	x	x	
multi dwelling housing	x	x	x	
residential flat buildings	x	x	x	
rural worker's dwellings	x	x	x	
secondary dwellings	x	x	x	
semi-detached dwellings	x	x	x	
seniors housing	x	x	x	
residential care facilities	x	x	x	
shop top housing	x	x	x	
Land use terms outside residential accommodation group term				
home-based child care	x	x	x	
home business	x	x	x	
home occupations	x	x	x	
home occupation (sex services)	x	x	x	

Land use terms within tourist and visitor accommodation group term				
tourist and visitor accommodation	x	x	x	
backpackers' accommodation	x	x	x	
bed & breakfast accommodation	x	x	x	
farm stay accommodation	x	x	x	
hotel or motel accommodation	x	x	x	
serviced apartments	x	x	x	
(land use terms outside tourist and visitor accommodation group term)				
camping grounds	x	x	x	
caravan parks	x	x	x	
eco-tourist facilities	x	x	x	
(land use terms within commercial premises group term)				
commercial premises	x	x	x	
business premises (e.g.. Banks, post offices, hairdressers, etc.)	x	x	x	
funeral homes	x	x	x	
office premises	x	x	x	
retail premises	x	x	x	
cellar door premises	x	x	x	
food & drink premises	x	x	x	
pubs	x	x	x	
restaurants or cafes	x	x	x	
take-away food & drink premises	x	x	x	
garden centres	x	x	x	
hardware & building supplies	x	x	x	
kiosks	x	x	x	
landscaping material supplies	x	x	x	
markets	x	x	x	
plant nurseries	x	x	x	
roadside stalls	x	x	x	
rural supplies	x	x	x	
shops	x	x	x	
neighbourhood shops	x	x	x	
neighbourhood supermarket	x	x	x	
specialised retail premises	x	x	x	
timber yards	x	x	x	
vehicle sales or hire premises	x	x	x	
(Land use terms outside commercial premises group term)				
amusement centres	x	x	x	
entertainment facilities	x	x	x	
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	x	
sex services premises	x	x	x	
veterinary hospitals	x	x	x	
wholesale supplies	x	x	x	
(Land use terms within rural industry group term)				

rural industries (e.g., use of composting facilities and works)	x	x	x	
agricultural produce industries	x	x	x	
livestock processing industries	x	x	x	
sawmill or log processing industries	x	x	x	
stock & sale yards	x	x	x	
(Land use terms within industry group term)				
industries	x	x	x	
heavy industries	x	x	x	
hazardous industry	x	x	x	
offensive industry	x	x	x	
light industries	x	x	x	
high technology industries	x	x	x	
home industry	x	x	x	
artisan food and drink industry	x	x	x	
general industries				
(Land use term outside industry group term)				
boat building and repair facilities	x	x	x	
vehicle body repair workshops	x	x	x	
vehicle repair stations	x	x	x	
(Land use terms within heavy industrial storage establishment group term)				
heavy industrial storage establishments	x	x	x	
hazardous storage establishments	x	x	x	
liquid fuel depots	x	x	x	
offensive storage establishments	x	x	x	
(Land use terms within storage premises group term)				
storage premises	x	x	x	
self storage units	x	x	x	
(Land use terms outside storage premises group term)				
depots	x	x	x	
warehouse or distribution centres	x	x	x	
local distribution centre	x	x	x	
(Land use within sewerage system group term)				
sewerage systems	x	x	x	
bio solids treatment facilities	x	x	x	
sewage reticulation systems	x	x	x	
sewage treatment plants	x	x	x	
water recycling facilities	x	x	x	
(Land use terms within waste or resource management facility group term)				
waste or resource management facilities	x	x	x	
resource recovery facilities	x	x	x	
waste disposal facilities	x	x	x	
waste or resource transfer stations	x	x	x	
(Land use terms within water supply system group term)				
water supply systems	x	x	x	
water reticulation systems	x	x	x	
water storage facilities	x	x	x	
water treatment facilities	x	x	x	
(Land use term within air transport facility group term)				
air transport facilities	x	x	x	
airport	x	x	x	

heliport	x	x	x	
(Land use term outside air transport facility group term)				
airstrips	x	x	x	
helipads	x	x	x	
(Other Land use terms relating to infrastructure)				
car parks	x	x	x	
electricity generating works	x	x	x	
freight transport facilities	x	x	x	
port facilities	x	x	x	
passenger transport facilities	x	x	x	
roads	o*	c*	c	This is a use that is mandated as either (i) permitted with consent; or (ii) without consent in the standard instrument in the zone. As roads can introduce impacts on both private and government agency/council-owned land, they are proposed to be changed to require consent in this zone. Council needs to determine road locations and planning impacts in order to have greater autonomy over land use planning decisions for this use.
transport depots	x	x	x	
truck depots	x	x	x	
wharf or boating facilities	x	x	x	
(Land use terms within education establishment group term)				
educational establishments	x	x	x	
schools	x	x	x	
(Land use terms within health service facility group term)				
health service facilities	x	x	x	
hospitals	x	x	x	
medical centres	x	x	x	
health consulting rooms	x	x	x	
(Other land use terms relating to community infrastructure)				
centre-based child care facilities	x	x	x	
community facilities	x	x	x	
correctional centres	x	x	x	
emergency services facilities	x	x	x	
industrial training facilities	x	x	x	
information and education facilities	x	x	x	
places of public worship	x	x	x	
public administration building	x	x	x	
research stations	x	x	x	
respite day care centres	x	x	x	
(Land use terms within signage group term)				
signage	x	x	x	
advertising structure	x	x	x	
building identification sign	x	x	x	
business identification sign	x	x	x	
(Land use terms relating to recreation)				
boat launching ramps	x	x	x	
boat sheds	x	x	x	
charter & tourism boating facilities	x	x	x	
environmental facilities	x	x	x	
jetties	x	x	x	
marinas	x	x	x	

moorings	x	x	x	
mooring pens	x	x	x	
recreation areas	x	x	x	
recreation facilities (indoor)	x	x	x	
recreation facilities (major)	x	x	x	
recreation facilities (outdoor)	x	x	x	
water recreation structures	x	x	x	
(other miscellaneous Land use terms)				
cemeteries	x	x	x	
crematoria	x	x	x	
environmental protection works	x	o	o	This is an appropriate use and meets the objectives of infrastructure zones, therefore is proposed to be permitted without consent.
exhibition homes	x	x	x	
exhibition villages	x	x	x	
extractive industries	x	x	x	
flood mitigation works	x	x	x	
mortuaries	x	x	x	
open cut mining	x	x	x	

Land use	SP3 Tourism			Comments/rationale
	Current LEP Provision			
	RLEP 2011	BBLEP 2013		
	Proposed			
Land use terms within agriculture group term				
agriculture	x		x	
aquaculture	c		c	
Oyster aquaculture	c		c	
Pond-based aquaculture	c		c	
Tank-based aquaculture	c		c	
extensive agriculture (e.g.. Grazing of livestock's, etc.)	x		x	
bee keeping	x		x	
dairy (pasture-based)	x		x	
intensive livestock agriculture	x		x	
feedlots	x		x	
dairies (restricted)	x		x	
intensive plant agriculture (e.g.. Cultivation of irrigated crops)	x		x	
horticulture	x		x	
turf farming	x		x	
viticulture	x		x	
(Land use terms outside agriculture group term)				
animal boarding or training establishments	x		x	
farm buildings	x		x	
forestry	x		x	
Land use terms within residential accommodation group term				
residential accommodation	x		x	
attached dwellings	x		x	
boarding houses	x		x	
dual occupancies	x		x	
dual occupancies (attached)	x		x	
dual occupancies (detached)	x		x	
dwelling houses	x		x	
group homes	x		x	
group homes (permanent)	x		x	
group homes (transitional)	x		x	
hostels	x		x	
multi dwelling housing	x		x	
residential flat buildings	x		x	
rural worker's dwellings	x		x	
secondary dwellings	x		x	
semi-detached dwellings	x		x	
seniors housing	x		x	
residential care facilities	x		x	
shop top housing	c		c	
Land use terms outside residential accommodation group term				
home-based child care	o		o	
home business	o		o	
home occupations	o		o	
home occupation (sex services)	x		x	
Land use terms within tourist and visitor accommodation group term				

tourist and visitor accommodation	C		C	
backpackers' accommodation	C		C	
bed & breakfast accommodation	C		C	
farm stay accommodation	C		C	
hotel or motel accommodation	C		C	
serviced apartments	C		C	
(land use terms outside tourist and visitor accommodation group term)				
camping grounds	X		X	
caravan parks	X		X	
eco-tourist facilities	X		X	
(land use terms within commercial premises group term)				
commercial premises	C		C	
business premises (e.g.. Banks, post offices, hairdressers, etc.)	C		C	
funeral homes	C		C	
office premises	C		C	
retail premises	C		C	
cellar door premises	C		C	
food & drink premises	C		C	
pubs	C		C	
restaurants or cafes	C		C	
take-away food & drink premises	C		C	
garden centres	X		X	
hardware & building supplies	X		X	
kiosks	C		C	
landscaping material supplies	X		X	
markets	C		C	
plant nurseries	X		X	
roadside stalls	C		C	
rural supplies	X		X	
shops	C		C	
neighbourhood shops	C		C	
neighbourhood supermarket	C		C	
specialised retail premises	X		X	
timber yards	C		C	
vehicle sales or hire premises	X		X	
(Land use terms outside commercial premises group term)				
amusement centres	C		C	
entertainment facilities	C		C	
function centres	C		C	
highway service centres	X		X	
industrial retail outlets	X		X	
registered clubs	C		C	
restricted premises	X		X	
service stations	X		X	
sex services premises	X		X	
veterinary hospitals	X		X	
wholesale supplies	X		X	
(Land use terms within rural industry group term)				
rural industries (e.g., use of composting facilities and works)	X		X	

agricultural produce industries	x		x	
livestock processing industries	x		x	
sawmill or log processing industries	x		x	
stock & sale yards	x		x	
(Land use terms within industry group term)				
industries	x		x	
heavy industries	x		x	
hazardous industry	x		x	
offensive industry	x		x	
light industries	x		x	
high technology industries	x		x	
home industry	x		x	
artisan food and drink industry	x		x	
general industries	x		x	
(Land use term outside industry group term)				
boat building and repair facilities	x		x	
vehicle body repair workshops	x		x	
vehicle repair stations	x		x	
(Land use terms within heavy industrial storage establishment group term)				
heavy industrial storage establishments	x		x	
hazardous storage establishments	x		x	
liquid fuel depots	x		x	
offensive storage establishments	x		x	
(Land use terms within storage premises group term)				
storage premises	x		x	
self storage units	x		x	
(Land use terms outside storage premises group term)				
depots	x		x	
warehouse or distribution centres	x		x	
local distribution centre	x		x	
(Land use within sewerage system group term)				
sewerage systems	c		c	
bio solids treatment facilities	c		c	
sewage reticulation systems	c		c	
sewage treatment plants	c		c	
water recycling facilities	c		c	
(Land use terms within waste or resource management facility group term)				
waste or resource management facilities	x		x	
resource recovery facilities	x		x	
waste disposal facilities	x		x	
waste or resource transfer stations	x		x	
(Land use terms within water supply system group term)				
water supply systems	c		c	
water reticulation systems	c		c	
water storage facilities	c		c	
water treatment facilities	c		c	
(Land use term within air transport facility group term)				
air transport facilities	x		x	
airport	x		x	
heliport	x		x	

(Land use term outside air transport facility group term)				
airstrips	x		x	
helipads	c		c	
(Other Land use terms relating to infrastructure)				
car parks	c		c	
electricity generating works	x		x	
freight transport facilities	x		x	
port facilities	x		x	
passenger transport facilities	c		c	
roads	o*		c	This is a use that is mandated as either (i) permitted with consent; or (ii) without consent in the standard instrument in the zone. As roads can introduce impacts on both private and government agency/council-owned land, they are proposed to be changed to require consent in this zone. Council needs to determine road locations and planning impacts in order to have greater autonomy over land use planning decisions for this use.
transport depots	x		x	
truck depots	x		x	
wharf or boating facilities	x		x	
(Land use terms within education establishment group term)				
educational establishments	c		c	
schools	c		c	
(Land use terms within health service facility group term)				
health service facilities	x		x	
hospitals	x		x	
medical centres	x		x	
health consulting rooms	x		x	
(Other land use terms relating to community infrastructure)				
centre-based child care facilities	c		c	
community facilities	c		c	
correctional centres	x		x	
emergency services facilities	c		c	
industrial training facilities	x		x	
information and education facilities	c		c	
places of public worship	c		c	
public administration building	c		c	
research stations	x		x	
respite day care centres	c		c	
(Land use terms within signage group term)				
signage	x		x	
advertising structure	x		x	
building identification sign	c		c	
business identification sign	c		c	
(Land use terms relating to recreation)				
boat launching ramps	c		c	
boat sheds	x		x	
charter & tourism boating facilities	c		c	
environmental facilities	x		x	
jetties	c		c	
marinas	c		c	
moorings	x		x	

mooring pens	C		C	
recreation areas	C		C	
recreation facilities (indoor)	C		C	
recreation facilities (major)	C		C	
recreation facilities (outdoor)	C		C	
water recreation structures	C		C	
(other miscellaneous Land use terms)				
cemeteries	X		X	
crematoria	X		X	
environmental protection works	C		C	
exhibition homes	X		X	
exhibition villages	X		X	
extractive industries	X		X	
flood mitigation works	C		C	
mortuaries	X		X	
open cut mining	X		X	

Land use	RE1 public recreation			Comments/rationale
	Current LEP Provision		Proposed	
	RLEP 2011	BBLEP 2013		
Land use terms within agriculture group term				
agriculture	x	x	x	
aquaculture	c	c	c	
Oyster aquaculture	c	c	c	
Pond-based aquaculture	c	c	c	
Tank-based aquaculture	c	c	c	
extensive agriculture (e.g.. Grazing of livestock's, etc.)	x	x	x	
bee keeping	x	x	x	
dairy (pasture-based)	x	x	x	
intensive livestock agriculture	x	x	x	
feedlots	x	x	x	
dairies (restricted)	x	x	x	
intensive plant agriculture (e.g.. Cultivation of irrigated crops)	x	x	x	
horticulture	x	x	x	
turf farming	x	x	x	
viticulture	x	x	x	
(Land use terms outside agriculture group term)				
animal boarding or training establishments	x	x	x	
farm buildings	x	x	x	
forestry	x	x	x	
Land use terms within residential accommodation group term				
residential accommodation	x	x	x	
attached dwellings	x	x	x	
boarding houses	x	x	x	
dual occupancies	x	x	x	
dual occupancies (attached)	x	x	x	
dual occupancies (detached)	x	x	x	
dwelling houses	x	x	x	
group homes	x	x	x	
group homes (permanent)	x	x	x	
group homes (transitional)	x	x	x	
hostels	x	x	x	
multi dwelling housing	x	x	x	
residential flat buildings	x	x	x	
rural worker's dwellings	x	x	x	
secondary dwellings	x	x	x	
semi-detached dwellings	x	x	x	
seniors housing	x	x	x	
residential care facilities	x	x	x	
shop top housing	x	x	x	
home-based child care	x	x	x	
home business	x	x	x	
home occupations	x	x	x	
home occupation (sex services)	x	x	x	
Land use terms outside residential accommodation group term				
tourist and visitor accommodation	x	x	x	

backpackers' accommodation	x	x	x	
bed & breakfast accommodation	x	x	x	
farm stay accommodation	x	x	x	
hotel or motel accommodation	x	x	x	
serviced apartments	x	x	x	
(land use terms outside tourist and visitor accommodation group term)				
camping grounds	x	x	x	
caravan parks	x	x	x	
eco-tourist facilities	x	x	x	
(land use terms within commercial premises group term)				
commercial premises	x	x	x	
business premises (e.g.. Banks, post offices, hairdressers, etc.)	x	x	x	
funeral homes	x	x	x	
office premises	x	x	x	
retail premises	x	x	x	
cellar door premises	x	x	x	
food & drink premises	x	x	x	
pubs	x	x	x	
restaurants or cafes	x	x	x	
take-away food & drink premises	x	x	x	
garden centres	x	x	x	
hardware & building supplies	x	x	x	
kiosks	c	c	c	
landscaping material supplies	x	x	x	
markets	x	c	x	Both existing LEPs have adopted clause 2.8 Temporary use of land, that allows development consent to be granted for development on land in any zone for a temporary use for a maximum period of 52 days a year. It is therefore considered appropriate that Markets be prohibited in the RE1 zone, consistent with the Rockdale LEP RE1 zone.
plant nurseries	x	x	x	
roadside stalls	x	x	x	
rural supplies	x	x	x	
shops	x	x	x	
neighbourhood shops	x	x	x	
neighbourhood supermarket	x	x	x	
specialised retail premises	x	x	x	
timber yards	x	x	x	
vehicle sales or hire premises	x	x	x	
(Land use terms outside commercial premises group term)				
amusement centres	x	x	x	
entertainment facilities	x	x	x	
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	x
sex services premises	x	x	x
veterinary hospitals	x	x	x
wholesale supplies	x	x	x
(Land use terms within rural industry group term)			
rural industries (e.g., use of composting facilities and works)	x	x	x
agricultural produce industries	x	x	x
livestock processing industries	x	x	x
sawmill or log processing industries	x	x	x
stock & sale yards	x	x	x
(Land use terms within industry group term)			
industries	x	x	x
heavy industries	x	x	x
hazardous industry	x	x	x
offensive industry	x	x	x
light industries	x	x	x
high technology industries	x	x	x
home industry	x	x	x
artisan food and drink industry	x	x	x
general industries	x	x	x
(Land use term outside industry group term)			
boat building and repair facilities	x	x	x
vehicle body repair workshops	x	x	x
vehicle repair stations	x	x	x
(Land use terms within heavy industrial storage establishment group term)			
heavy industrial storage establishments	x	x	x
hazardous storage establishments	x	x	x
liquid fuel depots	x	x	x
offensive storage establishments	x	x	x
(Land use terms within storage premises group term)			
storage premises	x	x	x
self storage units	x	x	x
(Land use terms outside storage premises group term)			
depots	x	x	x
warehouse or distribution centres	x	x	x
local distribution centre	x	x	x
(Land use within sewerage system group term)			
sewerage systems	x	x	x
bio solids treatment facilities	x	x	x
sewage reticulation systems	x	x	x
sewage treatment plants	x	x	x
water recycling facilities	x	x	x
(Land use terms within waste or resource management facility group term)			
waste or resource management facilities	x	x	x
resource recovery facilities	x	x	x
waste disposal facilities	x	x	x
waste or resource transfer stations	x	x	x
(Land use terms within water supply system group term)			

water supply systems	c	x	c	These uses are considered appropriate in the zone. Accordingly, all land uses classified under the group term water supply systems are permitted with consent.
water reticulation systems	c	x	c	
water storage facilities	c	c	c	
water treatment facilities	c	x	c	
(Land use term within air transport facility group term)				
air transport facilities	x	x	x	
airport	x	x	x	
heliport	x	x	x	
(Land use term outside air transport facility group term)				
airstrips	x	x	x	
helipads	x	x	x	
(Other Land use terms relating to infrastructure)				
car parks	x	x	x	
electricity generating works	x	x	x	
freight transport facilities	x	x	x	
port facilities	x	x	x	
passenger transport facilities	x	x	x	
roads	o*	c*	c	This is a use that is mandated as either (i) permitted with consent; or (ii) without consent in the standard instrument in the zone. As roads can introduce impacts on both private and government agency/council-owned land, they are proposed to be changed to require consent in this zone. Council needs to determine road locations and planning impacts in order to have greater autonomy over land use planning decisions for this use.
transport depots	x	x	x	
truck depots	x	x	x	
wharf or boating facilities	x	x	x	
(Land use terms within education establishment group term)				
educational establishments	x	x	x	
schools	x	x	x	
(Land use terms within health service facility group term)				
health service facilities	x	x	x	
hospitals	x	x	x	
medical centres	x	x	x	
health consulting rooms	x	x	x	
(Other land use terms relating to community infrastructure)				
centre-based child care facilities	c	c	c	
community facilities	c	c	c	
correctional centres	x	x	x	
emergency services facilities	x	c	c	This use is appropriate for the zone, therefore emergency services facilities are proposed to be permitted with consent.
industrial training facilities	x	x	x	
information and education facilities	x	c	c	These uses are appropriate use for the zone, therefore information and education facilities are proposed to be permitted with consent. It is considered to be an appropriate use in the zone, to support the objectives and is consistent with the LEP Practice Note PN09-006.
places of public worship	x	x	x	
public administration building	x	x	x	
research stations	x	x	x	
respite day care centres	c	c	c	
(Land use terms within signage group term)				
signage	c	c	c	
advertising structure	c	c	c	

building identification sign	c	c	c	
business identification sign	c	c	c	
(Land use terms relating to recreation)				
boat launching ramps	c	x	c	Given the importance of waterways in the Bayside LGA, including the introduction of the proposed W2 Recreational Waterways zone adjoining some RE1 zoned land, boat launching ramps are proposed to be permitted with consent in the zone.
boat sheds	x	x	x	
charter & tourism boating facilities	x	x	x	
environmental facilities	c*	c*	c	
jetties	c	c	c	
marinas	x	x	x	
moorings	x	x	x	
mooring pens	x	x	x	
recreation areas	c	c	c	
recreation facilities (indoor)	c	c	c	
recreation facilities (major)	c	c	c	
recreation facilities (outdoor)	c	c	c	
water recreation structures	x	x	x	
(other miscellaneous Land use terms)				
cemeteries	x	x	x	
crematoria	x	x	x	
environmental protection works	c*	o*	o	This is mandated as permitted with or without consent in the standard instrument. As environmental protection works are often undertaken by, or on behalf of Council, it is appropriate for them to be permitted without consent.
exhibition homes	x	x	x	
exhibition villages	x	x	x	
extractive industries	x	x	x	
flood mitigation works	x	c	o	Permitting this use with consent is consistent with the Infrastructure SEPP, which permits flood mitigation works on any land, if undertaken by, or on behalf of, a public authority.
mortuaries	x	x	x	
open cut mining	x	x	x	

Land use	RE2 Private Recreation			Comments/rationale
	Current LEP Provision			
	RLEP 2011	BBLEP 2013		
	Proposed			
Land use terms within agriculture group term				
agriculture	x	x	x	
aquaculture	c	c	c	
Oyster aquaculture	c	c	c	
Pond-based aquaculture	c	c	c	
Tank-based aquaculture	c	c	c	
extensive agriculture (e.g.. Grazing of livestock's, etc.)	x	x	x	
bee keeping	x	x	x	
dairy (pasture-based)	x	x	x	
intensive livestock agriculture	x	x	x	
feedlots	x	x	x	
dairies (restricted)	x	x	x	
intensive plant agriculture (e.g.. Cultivation of irrigated crops)	x	x	x	
horticulture	x	x	x	
turf farming	x	x	x	
viticulture	x	x	x	
(Land use terms outside agriculture group term)				
animal boarding or training establishments	x	x	x	
farm buildings	x	x	x	
forestry	x	x	x	
Land use terms within residential accommodation group term				
residential accommodation	x	x	x	
attached dwellings	x	x	x	
boarding houses	x	x	x	
dual occupancies	x	x	x	
dual occupancies (attached)	x	x	x	
dual occupancies (detached)	x	x	x	
dwelling houses	x	x	x	
group homes	x	x	x	
group homes (permanent)	x	x	x	
group homes (transitional)	x	x	x	
hostels	x	x	x	
multi dwelling housing	x	x	x	
residential flat buildings	x	x	x	
rural worker's dwellings	x	x	x	
secondary dwellings	x	x	x	
semi-detached dwellings	x	x	x	
seniors housing	x	x	x	
residential care facilities	x	x	x	
shop top housing	x	x	x	
Land use terms outside residential accommodation group term				
home-based child care	x	x	x	
home business	x	x	x	
home occupations	x	x	x	

home occupation (sex services)	X	X	X	
Land use terms within tourist and visitor accommodation group term				
tourist and visitor accommodation	X	X	X	
backpackers' accommodation	X	X	X	
bed & breakfast accommodation	X	X	X	
farm stay accommodation	X	X	X	
hotel or motel accommodation	X	X	X	
serviced apartments	X	X	X	
(land use terms outside tourist and visitor accommodation group term)				
camping grounds	X	X	X	
caravan parks	X	X	X	
eco-tourist facilities	X	X	X	
(land use terms within commercial premises group term)				
commercial premises	X	X	X	
business premises (e.g.. Banks, post offices, hairdressers, etc.)	X	X	X	
funeral homes	X	X	X	
office premises	X	X	X	
retail premises	X	X	X	
cellar door premises	X	X	X	
				These uses are inappropriate for a private recreation zone, as unless they are part of a recreation facility, these uses would not meet the objectives of the zone.
food & drink premises	X	C	X	
pubs	X	C	X	
restaurants or cafes	X	C	X	
take-away food & drink premises	X	C	X	
garden centres	X	X	X	
hardware & building supplies	X	X	X	
kiosks	C	C	C	
landscaping material supplies	X	X	X	
				Both existing LEPs have adopted clause 2.8 Temporary use of land, that allows development consent to be granted for development on land in any zone for a temporary use for a maximum period of 52 days a year. It is therefore considered appropriate that Markets be prohibited in the RE1 zone, consistent with the Rockdale LEP RE1 zone.
markets	X	C	X	
plant nurseries	X	X	X	
roadside stalls	X	X	X	
rural supplies	X	X	X	
shops	X	X	X	
neighbourhood shops	X	X	X	
neighbourhood supermarket	X	X	X	
specialised retail premises	X	X	X	
timber yards	X	X	X	
vehicle sales or hire premises	X	X	X	
(Land use terms outside commercial premises group term)				
amusement centres	X	X	X	

entertainment facilities	x	c	c	The use is considered appropriate for the zone, to enable uses that meet the zone objectives, including halls.
function centres	x	x	x	
highway service centres	x	x	x	
industrial retail outlets	x	x	x	
registered clubs	c	c	c	
restricted premises	x	x	x	
service stations	x	x	x	
sex services premises	x	x	x	
veterinary hospitals	x	x	x	
wholesale supplies	x	x	x	
(Land use terms within rural industry group term)				
rural industries (e.g., use of composting facilities and works)	x	x	x	
agricultural produce industries	x	x	x	
livestock processing industries	x	x	x	
sawmill or log processing industries	x	x	x	
stock & sale yards	x	x	x	
(Land use terms within industry group term)				
industries	x	x	x	
heavy industries	x	x	x	
hazardous industry	x	x	x	
offensive industry	x	x	x	
light industries	x	x	x	
high technology industries	x	x	x	
home industry	x	x	x	
artisan food and drink industry	x	x	x	
general industries	x	x	x	
(Land use term outside industry group term)				
boat building and repair facilities	x	x	x	
vehicle body repair workshops	x	x	x	
vehicle repair stations	x	x	x	
(Land use terms within heavy industrial storage establishment group term)				
heavy industrial storage establishments	x	x	x	
hazardous storage establishments	x	x	x	
liquid fuel depots	x	x	x	
offensive storage establishments	x	x	x	
(Land use terms within storage premises group term)				
storage premises	x	x	x	
self storage units	x	x	x	
(Land use terms outside storage premises group term)				
depots	x	x	x	
warehouse or distribution centres	x	x	x	
local distribution centre	x	x	x	
(Land use within sewerage system group term)				
sewerage systems	x	x	x	
bio solids treatment facilities	x	x	x	
sewage reticulation systems	x	x	x	
sewage treatment plants	x	x	x	
water recycling facilities	x	x	x	
(Land use terms within waste or resource management facility group term)				

waste or resource management facilities	x	x	x	
resource recovery facilities	x	x	x	
waste disposal facilities	x	x	x	
waste or resource transfer stations	x	x	x	
(Land use terms within water supply system group term)				
water supply systems	c	x	c	These uses are considered appropriate in the zone. Accordingly, all land uses classified under the group term are proposed to be permitted with consent.
water reticulation systems	c	x	c	
water storage facilities	c	c	c	
water treatment facilities	c	x	c	
(Land use term within air transport facility group term)				
air transport facilities	x	x	x	
airport	x	x	x	
heliport	x	x	x	
(Land use term outside air transport facility group term)				
airstrips	x	x	x	
helipads	x	x	x	
(Other Land use terms relating to infrastructure)				
				Car parks can often be ancillary to other permitted uses such as a recreation facility or community facility. It is considered appropriate to prohibit car parks in the zone, with car parking still able to be provided for permitted uses, as ancillary development. This will prevent the potential externality of standalone carparking occupying land that should instead be made available for a range of recreation uses.
car parks	x	c	x	
electricity generating works	x	x	x	
freight transport facilities	x	x	x	
port facilities	x	x	x	
passenger transport facilities	x	x	x	
				This is a use that is mandated as either (i) permitted with consent; or (ii) without consent in the standard instrument in the zone. As roads can introduce impacts on both private and government agency/council-owned land, they are proposed to be changed to require consent in this zone. Council needs to determine road locations and planning impacts in order to have greater autonomy over land use planning decisions for this use.
roads	o*	c*	c	
transport depots	x	x	x	
truck depots	x	x	x	
wharf or boating facilities	x	x	x	
(Land use terms within education establishment group term)				
educational establishments	x	x	x	
schools	x	x	x	
(Land use terms within health service facility group term)				
health service facilities	x	x	x	
hospitals	x	x	x	
medical centres	x	x	x	
health consulting rooms	x	x	x	
(Other land use terms relating to community infrastructure)				
				Given that childcare centres provide an important social role in local communities, the use is considered appropriate for the zone, and is proposed to be permitted with consent.
centre-based child care facilities	x	c	c	
community facilities	c	c	c	
correctional centres	x	x	x	

emergency services facilities	x	x	x	
industrial training facilities	x	x	x	
information and education facilities	x	c	c	These uses are appropriate use for the zone, therefore information and education facilities are proposed to be permitted with consent. It is considered to be an appropriate use in the zone, to support the objectives and is consistent with the LEP Practice Note PN09-006.
places of public worship	x	c	c	This use is considered appropriate to be permitted with development consent in the zone.
public administration building	x	x	x	
research stations	x	x	x	
respite day care centres	x	c	c	This land use is appropriate and meets the objectives of the zone.
(Land use terms within signage group term)				
signage	x	x	x	
advertising structure	x	x	x	
building identification sign	c	c	c	
business identification sign	c	c	c	
(Land use terms relating to recreation)				
boat launching ramps	c	x	c	Given the importance of waterways in the Bayside LGA, including the introduction of the proposed W2 Recreational Waterways zone adjoining some RE1 zoned land, boat launching ramps are proposed to be permitted with consent in the zone.
boat sheds	x	x	x	
charter & tourism boating facilities	x	x	x	
environmental facilities	c*	c*	c	
jetties	c	x	c	This land use is appropriate for private recreational zone, as it can support the recreational activities of the land, therefore is proposed to be permitted with consent.
marinas	x	x	x	
moorings	x	x	x	
mooring pens	x	x	x	
recreation areas	c	c	c	
recreation facilities (indoor)	c	c	c	
recreation facilities (major)	c	c	c	
recreation facilities (outdoor)	c	c	c	
water recreation structures	x	x	x	
(other miscellaneous Land use terms)				
cemeteries	x	x	x	
crematoria	x	x	x	
environmental protection works	c*	o*	c	This is mandated as either (i) permitted with consent; or (ii) permitted without consent in the standard instrument. Land zoned as RE2 is predominantly held in private ownership. Consequently, these works cannot be undertaken by government authorities, therefore can only be permitted with consent.
exhibition homes	x	x	x	
exhibition villages	x	x	x	
extractive industries	x	x	x	

flood mitigation works	x	c	c	A review of the RE2 zoned lands indicates one site adjacent to the Cooks River, and another adjacent to the Millstream and Botany Wetlands, which are considered appropriate to permit flood mitigation works. This is consistent with the Infrastructure SEPP which permits flood mitigation works on land within the zone, if undertaken by, or on behalf of, a public authority.
mortuaries	x	x	x	
open cut mining	x	x	x	

Land use	E1 National Parks & Nature Reserves			Comments/rationale
	Current LEP Provision		Proposed	
	RLEP 2011	BBLEP 2013		
Land use terms within agriculture group term				
agriculture	x		x	
aquaculture	x		x	
Oyster aquaculture	x		x	
Pond-based aquaculture	x		x	
Tank-based aquaculture	x		x	
extensive agriculture (e.g.. Grazing of livestock's, etc.)	x		x	
bee keeping	x		x	
dairy (pasture-based)	x		x	
intensive livestock agriculture	x		x	
feedlots	x		x	
dairies (restricted)	x		x	
intensive plant agriculture (e.g.. Cultivation of irrigated crops)	x		x	
horticulture	x		x	
turf farming	x		x	
viticulture	x		x	
(Land use terms outside agriculture group term)				
animal boarding or training establishments	x		x	
farm buildings	x		x	
forestry	x		x	
Land use terms within residential accommodation group term				
residential accommodation	x		x	
attached dwellings	x		x	
boarding houses	x		x	
dual occupancies	x		x	
dual occupancies (attached)	x		x	
dual occupancies (detached)	x		x	
dwelling houses	x		x	
group homes	x		x	
group homes (permanent)	x		x	
group homes (transitional)	x		x	
hostels	x		x	
multi dwelling housing	x		x	
residential flat buildings	x		x	
rural worker's dwellings	x		x	
secondary dwellings	x		x	
semi-detached dwellings	x		x	
seniors housing	x		x	
residential care facilities	x		x	
shop top housing	x		x	
Land use terms outside residential accommodation group term				
home-based child care	x		x	
home business	x		x	
home occupations	x		x	
home occupation (sex services)	x		x	
Land use terms within tourist and visitor accommodation group term				

tourist and visitor accommodation	x		x	
backpackers' accommodation	x		x	
bed & breakfast accommodation	x		x	
farm stay accommodation	x		x	
hotel or motel accommodation	x		x	
serviced apartments	x		x	
(land use terms outside tourist and visitor accommodation group term)				
camping grounds	x		x	
caravan parks	x		x	
eco-tourist facilities	x		x	
(land use terms within commercial premises group term)				
commercial premises	x		x	
business premises (e.g.. Banks, post offices, hairdressers, etc.)	x		x	
funeral homes	x		x	
office premises	x		x	
retail premises	x		x	
cellar door premises	x		x	
food & drink premises	x		x	
pubs	x		x	
restaurants or cafes	x		x	
take-away food & drink premises	x		x	
garden centres	x		x	
hardware & building supplies	x		x	
kiosks	x		x	
landscaping material supplies	x		x	
markets	x		x	
plant nurseries	x		x	
roadside stalls	x		x	
rural supplies	x		x	
shops	x		x	
neighbourhood shops	x		x	
neighbourhood supermarket	x		x	
specialised retail premises	x		x	
timber yards	x		x	
vehicle sales or hire premises	x		x	
(Land use terms outside commercial premises group term)				
amusement centres	x		x	
entertainment facilities	x		x	
function centres	x		x	
highway service centres	x		x	
industrial retail outlets	x		x	
registered clubs	x		x	
restricted premises	x		x	
service stations	x		x	
sex services premises	x		x	
veterinary hospitals	x		x	
wholesale supplies	x		x	
(Land use terms within rural industry group term)				
rural industries (e.g., use of composting facilities and works)	x		x	
agricultural produce industries	x		x	

livestock processing industries	x		x	
sawmill or log processing industries	x		x	
stock & sale yards	x		x	
(Land use terms within industry group term)				
industries	x		x	
heavy industries	x		x	
hazardous industry	x		x	
offensive industry	x		x	
light industries	x		x	
high technology industries	x		x	
home industry	x		x	
artisan food and drink industry	x		x	
general industries	x		x	
(Land use term outside industry group term)				
boat building and repair facilities	x		x	
vehicle body repair workshops	x		x	
vehicle repair stations	x		x	
(Land use terms within heavy industrial storage establishment group term)				
heavy industrial storage establishments	x		x	
hazardous storage establishments	x		x	
liquid fuel depots	x		x	
offensive storage establishments	x		x	
(Land use terms within storage premises group term)				
storage premises	x		x	
self storage units	x		x	
(Land use terms outside storage premises group term)				
depots	x		x	
warehouse or distribution centres	x		x	
local distribution centre	x		x	
(Land use within sewerage system group term)				
sewerage systems	x		x	
bio solids treatment facilities	x		x	
sewage reticulation systems	x		x	
sewage treatment plants	x		x	
water recycling facilities	x		x	
(Land use terms within waste or resource management facility group term)				
waste or resource management facilities	x		x	
resource recovery facilities	x		x	
waste disposal facilities	x		x	
waste or resource transfer stations	x		x	
(Land use terms within water supply system group term)				
water supply systems	x		x	
water reticulation systems	x		x	
water storage facilities	x		x	
water treatment facilities	x		x	
(Land use term within air transport facility group term)				
air transport facilities	x		x	
airport	x		x	
heliport	x		x	
(Land use term outside air transport facility group term)				

airstrips	x		x	
helipads	x		x	
(Other Land use terms relating to infrastructure)				
car parks	x		x	
electricity generating works	x		x	
freight transport facilities	x		x	
port facilities	x		x	
passenger transport facilities	x		x	
roads	x		x	
transport depots	x		x	
truck depots	x		x	
wharf or boating facilities	x		x	
(Land use terms within education establishment group term)				
educational establishments	x		x	
schools	x		x	
(Land use terms within health service facility group term)				
health service facilities	x		x	
hospitals	x		x	
medical centres	x		x	
health consulting rooms	x		x	
(Other land use terms relating to community infrastructure)				
centre-based child care facilities	x		x	
community facilities	x		x	
correctional centres	x		x	
emergency services facilities	x		x	
industrial training facilities	x		x	
information and education facilities	x		x	
places of public worship	x		x	
public administration building	x		x	
research stations	x		x	
respite day care centres	x		x	
(Land use terms within signage group term)				
signage	x		x	
advertising structure	x		x	
building identification sign	x		x	
business identification sign	x		x	
(Land use terms relating to recreation)				
boat launching ramps	x		x	
boat sheds	x		x	
charter & tourism boating facilities	x		x	
environmental facilities	x		x	
jetties	x		x	
marinas	x		x	
moorings	x		x	
mooring pens	x		x	
recreation areas	x		x	
recreation facilities (indoor)	x		x	
recreation facilities (major)	x		x	
recreation facilities (outdoor)	x		x	
water recreation structures	x		x	

(other miscellaneous Land use terms)				
cemeteries	x		x	
crematoria	x		x	
environmental protection works	x		x	
exhibition homes	x		x	
exhibition villages	x		x	
extractive industries	x		x	
flood mitigation works	x		x	
mortuaries	x		x	
open cut mining	x		x	
other land uses				
Uses authorised under the <i>National Parks and Wildlife Act 1974</i>	o		o	

Land use	W1 Natural Waterways			Comments/rationale
	Current LEP Provision		Proposed	
	RLEP 2011	BBLEP 2013		
Land use terms within agriculture group term				
agriculture			x	With the exception of mandated permissible uses, these uses are inappropriate and do not meet the objectives of this zone.
aquaculture			c	This is a mandated use with consent in the standard instrument. Accordingly, all land uses classified under the group term aquaculture are permissible with consent. This is consistent across both LEP's and no change is proposed.
Oyster aquaculture			c	
Pond-based aquaculture			c	
Tank-based aquaculture			c	
extensive agriculture (e.g.. Grazing of livestock's, etc.)			x	Extensive agriculture refers to the production of crops and grazing of livestock. These uses are inappropriate do not meet the objectives of this zone. Accordingly, all land uses classified under the group term extensive agriculture are prohibited. This land use is inappropriate and does not meet the objectives of this zone, therefore is proposed to be prohibited.
bee keeping			x	Bee keeping refers to a building or place used for the keeping and breeding of bees for commercial purposes. This land use is inappropriate and does not meet the objectives of this zone, therefore is proposed to be prohibited.
dairy (pasture-based)			x	Dairy (pasture-based) refers to a dairy that is conducted on a commercial basis where the only restriction facilities present are milking sheds and holding yards and where cattle generally feed by grazing on living grasses and other plants on the land and are constrained for no more than 10 hours in any 24 hour period (excluding during any period of drought or similar emergency relief). This land use is inappropriate and does not meet the objectives of this zone, therefore is proposed to be prohibited.
intensive livestock agriculture			x	Intensive livestock agriculture refers to the keeping or breeding of livestock for commercial purposes. These uses are inappropriate and do not meet the objectives of this zone. Accordingly, the use, and the sub-terms are proposed to be prohibited.
feedlots			x	
dairies (restricted)			x	
intensive plant agriculture (e.g.. Cultivation of irrigated crops)			x	Intensive plant agriculture refers to the cultivation of irrigated crops for commercial purposes. These uses are inappropriate do not meet the objectives of this zone. Accordingly, the use, and the sub-terms are proposed to be prohibited.
horticulture			x	
turf farming			x	
viticulture			x	
(Land use terms outside agriculture group term)				
animal boarding or training establishments			x	Animal boarding or training establishment refers to a building or place used for the breeding, boarding, training, keeping or caring of animals for commercial purposes (other than the agistment of horses), and includes any associated riding school or ancillary veterinary hospital. This land use is inappropriate and does not meet the objectives of this zone, therefore is proposed to be prohibited.

farm buildings			x	Farm building refers to a structure the use of which is ancillary to an agricultural use of the landholding on which it is situated and includes a hay shed, stock holding yard, machinery shed, shearing shed, silo, storage tank, outbuilding or the like, but does not include a dwelling. This land use is inappropriate and does not meet the objectives of this zone, therefore is proposed to be prohibited.
forestry			x	Forestry refers to forestry operations within the meaning of the Forestry Act 2012 or Part 5B of the Local Land Services Act 2013. This land use is inappropriate and does not meet the objectives of this zone, therefore is proposed to be prohibited.
Land use terms within residential accommodation group term				
residential accommodation			x	No residential accommodation uses are considered appropriate in the zone. Accordingly, the residential accommodation group term and all uses within it are proposed to be prohibited.
attached dwellings			x	
boarding houses			x	
dual occupancies			x	
dual occupancies (attached)			x	
dual occupancies (detached)			x	
dwelling houses			x	
group homes			x	
group homes (permanent)			x	
group homes (transitional)			x	
hostels			x	
multi dwelling housing			x	
residential flat buildings			x	
rural worker's dwellings			x	
secondary dwellings			x	
semi-detached dwellings			x	
seniors housing			x	
residential care facilities			x	
shop top housing			x	
Land use terms outside residential accommodation group term				
home-based child care			x	Home-based childcare refers to a family day-care residence or a dwelling used for the purposes of a home based education and care service. This land use is inappropriate, as it does not meet the objectives of the zone, therefore is proposed to be prohibited.
home business			x	Home businesses refer to a business that is carried on in a dwelling or in a building ancillary to a dwelling, by one or more permanent residents. This land use is inappropriate, as it does not meet the objectives of the zone, therefore is proposed to be prohibited.
home occupations			x	Home occupations refers to an occupation that is carried on in a dwelling, or in a building ancillary to a dwelling, by one or more permanent residents of the dwelling. This land use is inappropriate, as it does not meet the objectives of the zone, therefore is proposed to be prohibited.
home occupation (sex services)			x	Home occupation (sex services) means the provision of sex services in a dwelling that is a brothel, or in a building that is a brothel and is ancillary to such a dwelling by no more than 2 permanent residents. This land use is inappropriate, as it does not meet the objectives of the zone, therefore is proposed to be prohibited.
Land use terms within tourist and visitor accommodation group term				

				Tourist and visitor accommodation refers to a building or place that provides temporary or short term accommodation on a commercial basis. These land uses are inappropriate and do not meet the objectives of this zone. Accordingly, all land uses classified under the group term tourist and visitor accommodation are proposed to be prohibited.
tourist and visitor accommodation			x	
backpackers' accommodation			x	
bed & breakfast accommodation			x	
farm stay accommodation			x	
hotel or motel accommodation			x	
serviced apartments			x	
(land use terms outside tourist and visitor accommodation group term)				
camping grounds			x	Camping grounds refers to an area of land that has access to communal amenities and on which campervans or tents, annexes or other similar portable and lightweight temporary shelters are, or are to be, installed, erected or placed for short term use, but does not include a caravan park. This land use is inappropriate, as it does not meet the objectives of the zone, therefore is proposed to be prohibited.
caravan parks			x	Caravan park refers to land (including camping ground) on which caravans (or caravan and other moveable dwellings) are, or are to be installed or placed. This land use is inappropriate, as it does not meet the objectives of the zone, therefore is proposed to be prohibited.
eco-tourist facilities			x	Eco-tourist facilities refers to a building that provides temporary or shore term accommodation to visitors on a commercial basis, is located adjacent to an area with special ecological or cultural features and is sensitively designed and located to minimise bulk scale and overall physical footprint and any ecological or visual impact. This land use is inappropriate, as it does not meet the objectives of the zone, therefore is proposed to be prohibited.
(land use terms within commercial premises group term)				
commercial premises			x	Commercial premises refer to the business premises, office premises or retail premises. All land uses classified under the group term commercial premises are inappropriate and do not meet the objectives of this zone, therefore are proposed to be prohibited.
business premises (e.g.. Banks, post offices, hairdressers, etc.)			x	
funeral homes			x	
office premises			x	
retail premises			x	
cellar door premises			x	
food & drink premises			x	
pubs			x	
restaurants or cafes			x	
take-away food & drink premises			x	
garden centres			x	
hardware & building supplies			x	
kiosks			x	
landscaping material supplies			x	
markets			x	
plant nurseries			x	
roadside stalls			x	
rural supplies			x	
shops			x	

neighbourhood shops			x	
neighbourhood supermarket			x	
specialised retail premises			x	
timber yards			x	
vehicle sales or hire premises			x	
(Land use terms outside commercial premises group term)				
amusement centres			x	Amusement centres refer to a building or place (not being part of a pub or registered club) used principally for playing billiards, pool or other like games, or electronic or mechanical amusement devices such as pinball machines, computer or video games and the like. This land use is inappropriate, as it does not meet the objectives of the zone, therefore is proposed to be prohibited.
entertainment facilities			x	Entertainment facilities refer to a theatre, cinema, music hall, concert hall, dance hall and the like, but does not include a pub or registered club. This land use is inappropriate, as it does not meet the objectives of the zone, therefore is proposed to be prohibited.
function centres			x	Function centres refers to a building or place used for the holding of events, functions, conferences and the like, and includes convention centres, exhibition centres and reception centres, but does not include an entertainment facility. This land use is inappropriate, as it does not meet the objectives of the zone, therefore is proposed to be prohibited.
highway service centres			x	Highway service centres refers a building or place used to provide refreshments and vehicle services to highway users. This land use is inappropriate, as it does not meet the objectives of the zone, therefore is proposed to be prohibited.
industrial retail outlets			x	Industrial retail outlets refers to a building or place that is used in conjunction with an industry or rural industry, and is situated on the land which the industry or rural industry is located and is used for the display or sale of only those goods that have been manufactured on the land on which the industry or rural industry is located but does not include a warehouse or distribution centre. This land use is inappropriate, as it does not meet the objectives of the zone, therefore is proposed to be prohibited.
registered clubs			x	Registered club refers to a club that holds a club licence under the Liquor Act 2007. This land use is inappropriate, as it does not meet the objectives of the zone, therefore is proposed to be prohibited.
restricted premises			x	Restricted premises refers to premises that, due to their nature, restrict access to patrons or customers over 18 years of age, and includes sex shops and similar premises, but does not include a pub, hotel or motel accommodation, home occupation (sex services) or sex services premises. This land use is inappropriate, as it does not meet the objectives of the zone, therefore is proposed to be prohibited.
service stations			x	Service stations refers to a building or place used for the sale by retail of fuels and lubricants for motor vehicles. This land use is inappropriate, as it does not meet the objectives of the zone, therefore is proposed to be prohibited.
sex services premises			x	sex service premises refers to a brothel, but does not include home occupation (sex services). This land use is inappropriate, as it does not meet the objectives of the zone, therefore is proposed to be prohibited.
veterinary hospitals			x	Veterinary hospitals refers to a building or place used for diagnosing or surgically or medically treating animals, whether or not animals are kept on the premises for the purpose of treatment. This land use is inappropriate, as it does not meet the objectives of the zone, therefore is proposed to be prohibited.

wholesale supplies			x	Wholesale supplies refers to a building or place used for the display, sale or hire of goods or materials by wholesale only to businesses that have an Australian Business Number registered under the A New Tax System (Australian Business Number) Act 1999 of the Commonwealth. This land use is inappropriate, as it does not meet the objectives of the zone, therefore is proposed to be prohibited.
(Land use terms within rural industry group term)				
rural industries (e.g., use of composting facilities and works)			x	Rural industries refer to the handling, treating, production, processing, storage or packing of animal or plant agricultural products for commercial purposes. These uses are inappropriate do not meet the objectives of this zone. Accordingly, all land uses classified under the group term rural industries and the group term rural industries are proposed to be prohibited.
agricultural produce industries			x	
livestock processing industries			x	
sawmill or log processing industries			x	
stock & sale yards			x	
(Land use terms within industry group term)				
industries			x	industries refer to general, heavy and light industry. These uses are mandated as prohibited in the zone under the SI LEP.
heavy industries			x	
hazardous industry			x	
offensive industry			x	
light industries			x	
high technology industries			x	
home industry			x	
artisan food and drink industry			x	
general industries			x	
(Land use term outside industry group term)				
boat building and repair facilities			x	Boat building and repair facilities refers to any facility (including a building or other structure) used primarily for the construction, maintenance or repair of boats, whether or not including the storage, sale or hire of boats, but does not include a marina or boat shed. This land use is appropriate for other waterways zones, but is not considered an appropriate use for waterways subject to the W1 Natural Waterways zoning.
vehicle body repair workshops			x	Vehicle body repair workshop means a building or place used for the repair of vehicles or agricultural machinery, involving body building, panel building, panel beating, spray painting or chassis restoration. This land use is inappropriate, as it does not meet the objectives of the zone, therefore is proposed to be prohibited.
vehicle repair stations			x	Vehicle repair station means a building or place used for the purpose of carrying out repairs to, or the selling and fitting of accessories to, vehicles or agricultural machinery, but does not include a vehicle body repair workshop or vehicle sales or hire premises. This land use is inappropriate, as it does not meet the objectives of the zone, therefore is proposed to be prohibited.
(Land use terms within heavy industrial storage establishment group term)				
heavy industrial storage establishments			x	Heavy industrial storage establishments refer to a building or place used for the storage of goods, materials, plant or machinery for commercial purposes that requires separation from other development because of the nature of the process involved. These uses are inappropriate and do not meet the objectives of this zone. Accordingly, all land uses classified under the group term heavy industrial storage establishments are proposed to be prohibited.

hazardous storage establishments			x	
liquid fuel depots			x	
offensive storage establishments			x	
(Land use terms within storage premises group term)				
storage premises			x	Storage premises refer to a building or place used for the storage of goods, materials, plant or machinery for commercial purposes where the storage is not ancillary to any industry, business premises or retail premises on the same parcel of land. These uses are inappropriate do not meet the objectives of this zone. Accordingly all land uses classified under the group term storage premises and the group term storage premises is prohibited.
self storage units			x	
(Land use terms outside storage premises group term)				
depots			x	Depots refers to a building or place used for the storage (but not sale or hire) of plant, machinery or other goods (that support the operations of an existing undertaking) when not required for use, but does not include a farm building. This land use is inappropriate, as it does not meet the objectives of the zone, therefore is proposed to be prohibited.
warehouse or distribution centres			x	Warehouse or distribution centre refers to a building or place used mainly or exclusively for storing or handling items (whether goods or materials) pending their sale, but from which no retail sales are made, and includes local distribution premises. This land use and its sub-term are mandated as prohibited in the zone under the SI LEP.
local distribution centre			x	
(Land use within sewerage system group term)				
sewerage systems			x	Sewerage systems refer to bio solid treatment facilities, sewage reticulation systems, sewage treatment plants, water recycling facilities or a building or place that combines the above. These uses are inappropriate and do not meet the objectives of this zone. Accordingly, all land uses classified under the group term sewerage systems are proposed to be prohibited.
bio solids treatment facilities			x	
sewage reticulation systems			x	
sewage treatment plants			x	
water recycling facilities			x	
(Land use terms within waste or resource management facility group term)				
waste or resource management facilities			x	Waste or resource management facility refers to a resource recovery facility, waste disposal facility, waste or resource transfer station or a building or place that combines the above. These uses are inappropriate and do not meet the objectives of this zone. Accordingly, all land uses classified under the group term waste or resource management facilities are proposed to be prohibited.
resource recovery facilities			x	
waste disposal facilities			x	
waste or resource transfer stations			x	
(Land use terms within water supply system group term)				
water supply systems			x	Water supply systems refer to a water reticulation system, water storage facility, water treatment facility or building or place that is combined by any of the previously stated. These uses are inappropriate and do not meet the objectives of this zone. Accordingly, all land uses classified under the group term water supply systems are proposed to be prohibited.
water reticulation systems			x	
water storage facilities			x	
water treatment facilities			x	

(Land use term within air transport facility group term)				
air transport facilities			x	Air transport facilities refers to an airport or heliport that is not part of an airport. These uses are inappropriate and do not meet the objectives of the zone. Accordingly, all land uses classified under the group term are proposed to be prohibited.
airport			x	
heliport			x	
(Land use term outside air transport facility group term)				
airstrips			x	Airstrips refers to a single runway for the landing, taking off or parking of aeroplanes for private aviation only, but does not include an airport, heliport or helipad. This land use is inappropriate, as it does not meet the objectives of the zone, therefore is proposed to be prohibited.
helipads			x	Helipads refer to a place not open to the public used for the taking off and landing of helicopters. This land use is inappropriate, as it does not meet the objectives of the zone, therefore is proposed to be prohibited.
(Other Land use terms relating to infrastructure)				
car parks			x	Carparks refers to a building or place primarily used for the purpose of parking motor vehicles, including any manoeuvring space and access thereto, whether operated for gain or not. This land use is inappropriate, as it does not meet the objectives of the zone, therefore is proposed to be prohibited.
electricity generating works			x	Electricity generating works refers to a building or place used for the purpose of making or generating electricity. This land use is inappropriate, as it does not meet the objectives of the zone, therefore is proposed to be prohibited.
freight transport facilities			x	Freight transport facilities refers to a facility used principally for the bulk handling of goods for transport by road, rail, air or sea, including any facility for the loading and unloading of vehicles, aircraft, vessels or containers used to transport those goods and for the parking, holding, servicing or repair of those vehicles, aircraft or vessels or for the engines or carriages involved. This land use is inappropriate, as it does not meet the objectives of the zone, therefore is proposed to be prohibited.
port facilities			x	Port facilities refers to any of the following facilities at or in the vicinity of a designated port within the meaning of section 47 of the Ports and Maritime Administration Act 1995. Council acknowledges that the Infrastructure SEPP permits port facilities in certain prescribed zones, however, the W1 Natural Waterways zone is not one of those prescribed zones. This land use is inappropriate, as it does not meet the objectives of the zone, therefore is proposed to be prohibited.
passenger transport facilities			x	Passenger transport facilities refers to a building or place used for the assembly or dispersal of passengers by any form of transport, including facilities required for parking, manoeuvring, storage or routine servicing of any vehicle that uses the building or place. This land use is inappropriate, as it does not meet the objectives of the zone, therefore is proposed to be prohibited.
roads			x	Roads refers to a public road or a private road within the meaning of the Roads Act 1993, and includes a classified road. This land use is inappropriate, as it does not meet the objectives of the zone, therefore is proposed to be prohibited.
transport depots			x	Transport depot refers to a building or place used for the parking or servicing of motor powered or motor drawn vehicles used in connection with a business, industry, shop or passenger or freight transport undertaking. This land use is inappropriate, as it does not meet the objectives of the zone, therefore is proposed to be prohibited.

truck depots			x	Truck depot refers to a building or place used for the servicing and parking of trucks, earthmoving machinery and the like. This land use is inappropriate, as it does not meet the objectives of the zone, therefore is proposed to be prohibited.
wharf or boating facilities			x	Wharf or boating facilities refers to means a wharf or any of the following facilities associated with a wharf or boating that are not port facilities. This land use is inappropriate, as it does not meet the objectives of the zone, therefore is proposed to be prohibited. Council acknowledges that the Infrastructure SEPP permits wharf or boating facilities in certain prescribed zones, however, the W1 Natural Waterways zone is not one of those prescribed zones.
(Land use terms within education establishment group term)				
educational establishments			x	Educational establishment means a building or place used for education. These uses are inappropriate do not meet the objectives of this zone. Accordingly, all land uses classified under the group term educational establishments are proposed to be prohibited.
schools			x	
(Land use terms within health service facility group term)				
health service facilities			x	Health service facility refers to a building or place used to provide medical or other services relating to the maintenance or improved health. These uses are inappropriate and do not meet the objectives of this zone. Accordingly, all land uses classified under the group term health service facilities are proposed to be prohibited.
hospitals			x	
medical centres			x	
health consulting rooms			x	
(Other land use terms relating to community infrastructure)				
centre-based child care facilities			x	Centre-based child care facility refers to a building or place used for the education and care of children. This land use is inappropriate, as it does not meet the objectives of the zone, therefore is proposed to be prohibited.
community facilities			x	Community facilities refers to a building or place owned or controlled by a public authority or non-profit community organisation, and used for the physical, social, cultural or intellectual development or welfare of the community. This land use is inappropriate, as it does not meet the objectives of the zone, therefore is proposed to be prohibited.
correctional centres			x	Correctional centres refers to any premises declared to be a correctional centre by a proclamation in force under section 225 of the Crimes (Administration of Sentences) Act 1999, including any juvenile correctional centre or periodic detention centre, and any premises declared to be a detention centre by an order in force under section 5 (1) of the Children (Detention Centres) Act 1987. This land use is inappropriate, as it does not meet the objectives of the zone, therefore is proposed to be prohibited.
emergency services facilities			x	Emergency services facilities refers to a building or place (including a helipad) used in connection with the provision of emergency services by an emergency services organisation. This land use is inappropriate, as it does not meet the objectives of the zone, therefore is proposed to be prohibited.
industrial training facilities			x	Industrial training facilities refers to a building or place used in connection with vocational training in an activity (such as forklift or truck driving, welding or carpentry) that is associated with an industry, rural industry, extractive industry or mining, but does not include an educational establishment, business premises or retail premises. This land use is inappropriate, as it does not meet the objectives of the zone, therefore is proposed to be prohibited.

information and education facilities			x	Information and education facilities refers to a building or place used for providing information or education to visitors, and the exhibition or display of items, and includes an art gallery, museum, library, visitor information centre and the like. This land use is inappropriate, as it does not meet the objectives of the zone, therefore is proposed to be prohibited.
places of public worship			x	Places of public worship refers to a building or place used for the purpose of religious worship by a congregation or religious group, whether or not the building or place is also used for counselling, social events, instruction or religious training. This land use is inappropriate, as it does not meet the objectives of the zone, therefore is proposed to be prohibited.
public administration building			x	Public administration buildings refers to a building used as offices or for administrative or other like purposes by the Crown, a statutory body, a council or an organisation established for public purposes, and includes a courthouse or a police station. This land use is inappropriate, as it does not meet the objectives of the zone, therefore is proposed to be prohibited.
research stations			x	Research stations refers to a building or place operated by a public authority for the principal purpose of agricultural, environmental, fisheries, forestry, minerals or soil conservation research, and includes any associated facility for education, training, administration or accommodation. This land use is inappropriate, as it does not meet the objectives of the zone, therefore is proposed to be prohibited.
respite day care centres			x	Respite day care centres refers to a building or place that is used for the care of seniors or people who have a disability and that does not provide overnight accommodation for people other than those related to the owner or operator of the centre. This land use is inappropriate, as it does not meet the objectives of the zone, therefore is proposed to be prohibited.
(Land use terms within signage group term)				
signage			x	Signage refers to any sign, notice, device, representation or advertisement that advertises or promotes any goods, services or events and any structure or vessel that is principally designed for, or that is used for, the display of signage. These uses are appropriate for a W2 recreational waterway zone. This land use is inappropriate, as it does not meet the objectives of the zone, therefore is proposed to be prohibited.
advertising structure			x	Advertising structures is not considered appropriate, as it does not meet the objectives of the zone, therefore is proposed to be prohibited.
building identification sign			x	Building identification signs refers to a sign that identifies or names a building and that may include the name of a building, the street name and number of a building, and a logo or other symbol but does not include general advertising of products, goods or services. This land use is inappropriate, as it does not meet the objectives of the zone, therefore is proposed to be prohibited.
business identification sign			x	Business identification signs refers to a sign that indicates the name of the person or business and the nature of the business is carried on by the person at the premises or place at which the sign is displayed and that may include the address of the premises or place and a logo or other symbol that identifies the business. This land use is inappropriate, as it does not meet the objectives of the zone, therefore is proposed to be prohibited.
(Land use terms relating to recreation)				
boat launching ramps			x	Boat launching ramps refers to a structure designed primarily for the launching of trailer borne recreational vessels and includes associated car parking facilities. This land use is appropriate for other waterways zones, but is not considered an appropriate use for waterways subject to the W1 Natural Waterways zoning, and is therefore proposed to be prohibited.

boat sheds			x	Boat shed means a building or other structure used for the storage and routine maintenance of a boat or boats and that is associated with a private dwelling or non-profit organisation, and includes any skid used in connection with the building or other structure. This land use is inappropriate, as it does not meet the objectives of the zone, therefore is proposed to be prohibited.
charter & tourism boating facilities			x	Charter and tourism boating facilities refer to any facility used for charter boating or tourism boating purposes. This land use is inappropriate and does not meet the objectives of this zone, therefore is proposed to be prohibited.
environmental facilities			c*	This is a use that is mandated as permitted with consent or permitted without consent in the SI LEP. This use is proposed to be permitted with consent in the zone.
jetties			x	Jetties refers to a horizontal decked walkway providing access from the shore to the waterway and is generally constructed on a peired or piled foundation. This land use is inappropriate and does not meet the objectives of this zone, therefore is proposed to be prohibited.
marinas			x	Marina means a permanent boat storage facility (whether located wholly on land, wholly on a waterway or partly on land and partly on a waterway), and includes any of the following associated facilities— (a) any facility for the construction, repair, maintenance, storage, sale or hire of boats, (b) any facility for providing fuelling, sewage pump-out or other services for boats, (c) any facility for launching or landing boats, such as slipways or hoists, (d) any car parking or commercial, tourist or recreational or club facility that is ancillary to the boat storage facility, (e) any berthing or mooring facilities. This land use is inappropriate and does not meet the objectives of this zone, therefore is proposed to be prohibited.
moorings			x	Moorings refer to a detached or freestanding apparatus located on or in a waterway and that is capable of securing a vessel, but does not include a mooring pen. This land use is inappropriate and does not meet the objectives of this zone, therefore is proposed to be prohibited.
mooring pens			x	Mooring pen refers to an arrangement of freestanding piles or other restraining devices designed or used for the purpose of berthing a vessel. This land use is inappropriate and does not meet the objectives of this zone, therefore is proposed to be prohibited.
recreation areas			x	Recreation areas refers to a place used for outdoor recreation that is normally open to the public. This land use is inappropriate and does not meet the objectives of this zone, therefore is proposed to be prohibited.
recreation facilities (indoor)			x	Recreation facilities (indoor) refers to a building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club. This land use is inappropriate and does not meet the objectives of this zone, therefore is proposed to be prohibited.

recreation facilities (major)			x	Recreation facilities (major) refers to a building or place used for large-scale sporting or recreation activities that are attended by large numbers of people whether regularly or periodically, and includes theme parks, sports stadiums, showgrounds, racecourses and motor racing tracks. This land use is mandated as prohibited in the zone under the SI LEP.
recreation facilities (outdoor)			x	Recreation facilities (outdoor) refers to a building or place (other than a recreation area) used predominantly for outdoor recreation, whether or not operated for the purposes of gain, including a golf course, golf driving range, mini-golf centre, tennis court, paint-ball centre, lawn bowling green, outdoor swimming pool, equestrian centre, skate board ramp, go-kart track, rifle range, water-ski centre or any other building or place of a like character used for outdoor recreation (including any ancillary buildings), but does not include an entertainment facility or a recreation facility (major). This land use is inappropriate and does not meet the objectives of this zone, therefore is proposed to be prohibited.
water recreation structures			x	Water recreation structure means a structure used primarily for recreational purposes that has a direct structural connection between the shore and the waterway, and may include a pier, wharf, jetty or boat launching ramp. This land use is inappropriate and does not meet the objectives of this zone, therefore is proposed to be prohibited.
(other miscellaneous Land use terms)				
cemeteries			x	Cemeteries refers to a building or place used primarily for the interment of deceased persons or pets or their ashes, whether or not it contains an associated building for conducting memorial services. This land use is inappropriate and does not meet the objectives of this zone, therefore is proposed to be prohibited.
crematoria			x	Crematoria refers to a building in which deceased persons or pets are cremated, whether or not it contains an associated building for conducting memorial services. This land use is inappropriate and does not meet the objectives of this zone, therefore is proposed to be prohibited.
environmental protection works			o*	This is mandated as permitted with consent or permitted without consent in the SI LEP. As environmental protection works refers to works associated with the rehabilitation of land towards its natural state, or any work to protect land from environmental degradation, this use is proposed to be permitted without consent.
exhibition homes			x	Exhibition homes refers to a dwelling built for the purposes of the public exhibition and marketing of new dwellings, whether or not it is intended to be sold as a private dwelling after its use for those purposes is completed, and includes any associated sales or home finance office or place used for displays. This land use is inappropriate and does not meet the objectives of this zone, therefore is proposed to be prohibited.
exhibition villages			x	Exhibition villages refers to 2 or more exhibition homes and associated buildings and places used for house and land sales, site offices, advisory services, car parking, food and drink sales and other associated purposes. This land use is inappropriate and does not meet the objectives of this zone, therefore is proposed to be prohibited.
extractive industries			x	Extractive industries refers to the winning or removal of extractive materials (otherwise than from a mine) by methods such as excavating, dredging, tunnelling or quarrying, including the storing, stockpiling or processing of extractive materials by methods such as recycling, washing, crushing, sawing or separating, but does not include turf farming. This land use is inappropriate and does not meet the objectives of this zone, therefore is proposed to be prohibited.

flood mitigation works			c	Flood mitigation work refers to work designed and constructed for the express purpose of mitigating flood impacts. It involves changing the characteristics of flood behaviour to alter the level, location, volume, speed or timing of flood waters to mitigate flood impacts. Types of works may include excavation, construction or enlargement of any fill, wall, or levee that will alter riverine flood behaviour, local overland flooding, or tidal action so as to mitigate flood impacts. This use is proposed to be permitted with consent. This is consistent with the Infrastructure SEPP which permits flood mitigation works on any land, if undertaken by or on behalf of a public authority.
mortuaries			x	Mortuaries refers to premises that are used, or intended to be used, for the receiving, preparation, embalming and storage of bodies of deceased persons pending their interment or cremation. This land use is inappropriate and does not meet the objectives of this zone, therefore is proposed to be prohibited.
open cut mining			x	Open cut mining refers to mining carried out on, and by excavating, the earth's surface, but does not include underground mining. This land use is inappropriate and does not meet the objectives of this zone, therefore is proposed to be prohibited.

Land use	W2 Recreational Waterways			Comments/rationale
	Current LEP Provision		Proposed	
	RLEP 2011	BBLEP 2013		
Land use terms within agriculture group term				
agriculture			x	Agriculture is a group term that refers to aquaculture, extensive agriculture, intensive livestock agriculture and intensive plant agriculture. With the exception of mandated permissible uses, these uses are inappropriate and do not meet the objectives of this zone. Accordingly, the agriculture group term is prohibited.
aquaculture			c	This is a mandated use with consent in the standard instrument. Accordingly, all land uses classified under the group term aquaculture is permissible with consent. This is consistent across both LEP's and no change is proposed. Note Schedule 4 of Part 4 permits aquaculture in this zone.
Oyster aquaculture			c	
Pond-based aquaculture			c	
Tank-based aquaculture			c	
extensive agriculture (e.g.. Grazing of livestock's, etc.)			x	Extensive agriculture refers to the production of crops and grazing of livestock. These uses are inappropriate do not meet the objectives of this zone. Accordingly, all land uses classified under the group term extensive agriculture are prohibited. This land use is inappropriate and does not meet the objectives of this zone, therefore is prohibited.
bee keeping			x	Bee keeping refers to a building or place used for the keeping and breeding of bees for commercial purposes. This land use is inappropriate does not meet the objectives of this zone, therefore is prohibited.
dairy (pasture-based)			x	Dairy (pasture-based) refers to a dairy that is conducted on a commercial basis where the only restriction facilities present are milking sheds and holding yards and where cattle generally feed by grazing on living grasses and other plants on the land and are constrained for no more than 10 hours in any 24 hour period (excluding during any period of drought or similar emergency relief). This land use is inappropriate and does not meet the objectives of this zone, therefore is prohibited.
intensive livestock agriculture			x	Intensive livestock agriculture refers to the keeping or breeding of livestock for commercial purposes. These uses are inappropriate and do not meet the objectives of this zone. Accordingly, all land uses classified under the group term extensive agriculture are prohibited.
feedlots			x	
dairies (restricted)			x	
intensive plant agriculture (e.g.. Cultivation of irrigated crops)			x	Intensive plant agriculture refers to the cultivation of irrigated crops for commercial purposes. These uses are inappropriate do not meet the objectives of this zone. Accordingly, all land uses classified under the group term extensive agriculture are prohibited.
horticulture			x	
turf farming			x	
viticulture			x	
(Land use terms outside agriculture group term)				
animal boarding or training establishments			x	Animal boarding or training establishment refers to a building or place used for the breeding, boarding, training, keeping or caring of animals for commercial purposes (other than the agistment of horses), and includes any associated riding school or ancillary veterinary hospital. This land use is inappropriate and does not meet the objectives of this zone, therefore is prohibited.

farm buildings			x	Farm building refers to a structure the use of which is ancillary to an agricultural use of the landholding on which it is situated and includes a hay shed, stock holding yard, machinery shed, shearing shed, silo, storage tank, outbuilding or the like, but does not include a dwelling. This land use is inappropriate and does not meet the objectives of this zone, therefore is prohibited.
forestry			x	Forestry refers to forestry operations within the meaning of the Forestry Act 2012 or Part 5B of the Local Land Services Act 2013. This land use is inappropriate and does not meet the objectives of this zone, therefore is prohibited.
Land use terms within residential accommodation group term				
residential accommodation			x	No residential accommodation uses are considered appropriate in the W2 Recreational Waterway zones. Accordingly, the residential accommodation group term is prohibited.
attached dwellings			x	
boarding houses			x	
dual occupancies			x	
dual occupancies (attached)			x	
dual occupancies (detached)			x	
dwelling houses			x	
group homes			x	
group homes (permanent)			x	
group homes (transitional)			x	
hostels			x	
multi dwelling housing			x	
residential flat buildings			x	
rural worker's dwellings			x	
secondary dwellings			x	
semi-detached dwellings			x	
seniors housing			x	
residential care facilities			x	
shop top housing			x	
Land use terms outside residential accommodation group term				
home-based child care			x	Home-based childcare refers to a family day-care residence or a dwelling used for the purposes of a home based education and care service. This land use is inappropriate, as it does not meet the objectives of the zone, therefore is prohibited.
home business			x	Home businesses refer to a business that is carried on in a dwelling or in a building ancillary to a dwelling, by one or more permanent residents. This land use is inappropriate does not meet the objectives of this zone, therefore is prohibited.
home occupations			x	Home occupations refers to an occupation that is carried on in a dwelling, or in a building ancillary to a dwelling, by one or more permanent residents of the dwelling. This land use is inappropriate does not meet the objectives of this zone, therefore is prohibited.
home occupation (sex services)			x	Home occupation (sex services) means the provision of sex services in a dwelling that is a brothel, or in a building that is a brothel and is ancillary to such a dwelling by no more than 2 permanent residents. This land use is inappropriate and does not meet the objectives of this zone, therefore is prohibited.
Land use terms within tourist and visitor accommodation group term				

tourist and visitor accommodation			x	Tourist and visitor accommodation refers to a building or place that provides temporary or short term accommodation on a commercial basis. These land uses are inappropriate do not meet the objectives of this zone. Accordingly, all land uses classified under the group term tourist and visitor accommodation is prohibited.
backpackers' accommodation			x	
bed & breakfast accommodation			x	
farm stay accommodation			x	
hotel or motel accommodation			x	
serviced apartments			x	
(land use terms outside tourist and visitor accommodation group term)				
camping grounds			x	Camping grounds refers to an area of land that has access to communal amenities and on which campervans or tents, annexes or other similar portable and lightweight temporary shelters are, or are to be, installed, erected or placed for short term use, but does not include a caravan park. This land use is inappropriate and does not meet the objectives of this zone, therefore is prohibited.
caravan parks			x	Caravan park refers to land (including camping ground) on which caravans (or caravan and other moveable dwellings) are, or are to be installed or placed. This land use is inappropriate and does not meet the objectives of this zone, therefore is prohibited.
eco-tourist facilities			x	Eco-tourist facilities refers to a building that provides temporary or shore term accommodation to visitors on a commercial basis, is located adjacent to an area with special ecological or cultural features and is sensitively designed and located to minimise bulk scale and overall physical footprint and any ecological or visual impact. This land use is inappropriate and does not meet the objectives of this zone, therefore is prohibited.
(land use terms within commercial premises group term)				
commercial premises			x	Commercial premises refer to the business premises, office premises or retail premises. All land uses (apart from the mandated Kiosks) classified under the group term commercial premises are inappropriate and do not meet the objectives of this zone and therefore are prohibited. Accordingly, the group term commercial premises is prohibited.
business premises (e.g.. Banks, post offices, hairdressers, etc.)			x	
funeral homes			x	
office premises			x	
retail premises			x	
cellar door premises			x	
food & drink premises			x	
pubs			x	
restaurants or cafes			x	
take-away food & drink premises			x	
garden centres			x	
hardware & building supplies			x	
kiosks			c	
landscaping material supplies			x	
markets			x	
plant nurseries			x	
roadside stalls			x	
rural supplies			x	

shops			x	
neighbourhood shops			x	
neighbourhood supermarket			x	
specialised retail premises			x	
timber yards			x	
vehicle sales or hire premises			x	
(Land use terms outside commercial premises group term)				
amusement centres			x	Amusement centres refer to a building or place (not being part of a pub or registered club) used principally for playing billiards, pool or other like games, or electronic or mechanical amusement devices such as pinball machines, computer or video games and the like. This land use is inappropriate and does not meet the objectives of this zone, therefore is prohibited.
entertainment facilities			x	entertainment facilities refer to a theatre, cinema, music hall, concert hall, dance hall and the like, but does not include a pub or registered club. This land use is inappropriate and does not meet the objectives of this zone, therefore is prohibited.
function centres			x	Function centres refers to a building or place used for the holding of events, functions, conferences and the like, and includes convention centres, exhibition centres and reception centres, but does not include an entertainment facility. This land use is inappropriate and does not meet the objectives of this zone, therefore is prohibited.
highway service centres			x	Highway service centres refers a building or place used to provide refreshments and vehicle services to highway users. This land use is inappropriate and does not meet the objectives of this zone, therefore is prohibited.
industrial retail outlets			x	Industrial retail outlets refers to a building or place that is used in conjunction with an industry or rural industry, and is situated on the land which the industry or rural industry is located and is used for the display or sale of only those goods that have been manufactured on the land on which the industry or rural industry is located but does not include a warehouse or distribution centre. This land use is inappropriate and does not meet the objectives of this zone, therefore is prohibited.
registered clubs			x	Registered club refers to a club that holds a club licence under the Liquor Act 2007. This land use is inappropriate and does not meet the objectives of this zone, therefore is prohibited.
restricted premises			x	Restricted premises refers to premises that, due to their nature, restrict access to patrons or customers over 18 years of age, and includes sex shops and similar premises, but does not include a pub, hotel or motel accommodation, home occupation (sex services) or sex services premises. This land use is inappropriate and does not meet the objectives of this zone, therefore is prohibited.
service stations			x	Service stations refers to a building or place used for the sale by retail of fuels and lubricants for motor vehicles. This land use is inappropriate and does not meet the objectives of this zone, therefore is prohibited.
sex services premises			x	sex service premises refers to a brothel, but does not include home occupation (sex services). This land use is inappropriate and does not meet the objectives of this zone, therefore is prohibited.
veterinary hospitals			x	Veterinary hospitals refers to a building or place used for diagnosing or surgically or medically treating animals, whether or not animals are kept on the premises for the purpose of treatment. This land use is inappropriate and does not meet the objectives of this zone, therefore is prohibited.

wholesale supplies			x	Wholesale supplies refers to a building or place used for the display, sale or hire of goods or materials by wholesale only to businesses that have an Australian Business Number registered under the A New Tax System (Australian Business Number) Act 1999 of the Commonwealth. This land use is inappropriate and does not meet the objectives of this zone, therefore is prohibited.
(Land use terms within rural industry group term)				
rural industries (e.g., use of composting facilities and works)			x	Rural industries refer to the handling, treating, production, processing, storage or packing of animal or plant agricultural products for commercial purposes. These uses are inappropriate do not meet the objectives of this zone. Accordingly, all land uses classified under the group term rural industries and the group term rural industries are prohibited.
agricultural produce industries			x	
livestock processing industries			x	
sawmill or log processing industries			x	
stock & sale yards			x	
(Land use terms within industry group term)				
industries			x	Industries refer to general, heavy and light industry. These uses are inappropriate and do not meet the objectives of this zone. Accordingly, all land uses classified under the group term industries and the group term industries are prohibited.
heavy industries			x	
hazardous industry			x	
offensive industry			x	
light industries			x	
high technology industries			x	
home industry			x	Home industry refers to a dwelling (or a building ancillary to a dwelling) used by one or more permanent residents of the dwelling to carry out industrial activity. This land use is inappropriate and does not meet the objectives of this zone, therefore is prohibited.
artisan food and drink industry			x	
general industries			x	
(Land use term outside industry group term)				
boat building and repair facilities			c	Boat building and repair facilities refers to any facility (including a building or other structure) used primarily for the construction, maintenance or repair of boats, whether or not including the storage, sale or hire of boats, but does not include a marina or boat shed. This land use is appropriate for recreation waterway zones as it is consistent with permissible uses in adjoining councils and therefore is permitted with consent.
vehicle body repair workshops			x	
vehicle repair stations			x	
(Land use terms within heavy industrial storage establishment group term)				
heavy industrial storage establishments			x	heavy industrial storage establishments refer to a building or place used for the storage of goods, materials, plant or machinery for commercial purposes that requires separation from other development because of the nature of the process involved. These uses are inappropriate and do not meet the objectives of this zone. Accordingly, all land uses classified under the group term heavy industrial storage establishments are prohibited.
hazardous storage establishments			x	
liquid fuel depots			x	
offensive storage establishments			x	

(Land use terms within storage premises group term)				
storage premises			x	Storage premises refer to a building or place used for the storage of goods, materials, plant or machinery for commercial purposes where the storage is not ancillary to any industry, business premises or retail premises on the same parcel of land. These uses are inappropriate and do not meet the objectives of this zone. Accordingly, all land uses classified under the group term storage premises and the group term storage premises are prohibited.
self storage units			x	
(Land use terms outside storage premises group term)				
depots			x	Depots refers to a building or place used for the storage (but not sale or hire) of plant, machinery or other goods (that support the operations of an existing undertaking) when not required for use, but does not include a farm building. This land use is inappropriate and does not meet the objectives of this zone, therefore is prohibited.
warehouse or distribution centres			x	Warehouse or distribution centre refers to a building or place used mainly or exclusively for storing or handling items (whether goods or materials) pending their sale, but from which no retail sales are made, and includes local distribution premises. This land use is inappropriate and does not meet the objectives of this zone, therefore is prohibited.
local distribution centre			x	
(Land use within sewerage system group term)				
sewerage systems			x	Sewerage systems refer to bio solid treatment facilities, sewage reticulation systems, sewage treatment plants, water recycling facilities or a building or place that combines the above. These uses are inappropriate and do not meet the objectives of this zone. Accordingly, all land uses classified under the group term sewerage systems and the group term sewerage systems are prohibited.
bio solids treatment facilities			x	
sewage reticulation systems			x	
sewage treatment plants			x	
water recycling facilities			x	
(Land use terms within waste or resource management facility group term)				
waste or resource management facilities			x	Waste or resource management facility refers to a resource recovery facility, waste disposal facility, waste or resource transfer station or a building or place that combines the above. These uses are inappropriate and do not meet the objectives of this zone. Accordingly, all land uses classified under the group term waste or resource management facilities and the group term waste or resource management facilities are prohibited.
resource recovery facilities			x	
waste disposal facilities			x	
waste or resource transfer stations			x	
(Land use terms within water supply system group term)				
water supply systems			x	Water supply systems refer to a water reticulation system, water storage facility, water treatment facility or building or place that is combined by any of the previously stated. These uses are inappropriate and do not meet the objectives of this zone. Accordingly, all land uses classified under the group term water supply systems and the group term water supply systems are prohibited.
water reticulation systems			x	
water storage facilities			x	
water treatment facilities			x	

(Land use term within air transport facility group term)				
air transport facilities			x	Air transport facilities refers to an airport or heliport that is not part of an airport. These uses are inappropriate and do not meet the objectives of low density residential zones. Accordingly all land uses classified under the group term water supply systems are prohibited.
airport			x	
heliport			x	
(Land use term outside air transport facility group term)				
airstrips			x	Airstrips refers to a single runway for the landing, taking off or parking of aeroplanes for private aviation only, but does not include an airport, heliport or helipad. This land use is not considered appropriate and does not meet the objectives of this zone, therefore is prohibited.
helipads			x	Helipads refer to a place not open to the public used for the taking off and landing of helicopters. This land use is inappropriate and does not meet the objectives of this zone, therefore is prohibited.
(Other Land use terms relating to infrastructure)				
car parks			x	Carparks refers to a building or place primarily used for the purpose of parking motor vehicles, including any manoeuvring space and access thereto, whether operated for gain or not. This land use is inappropriate and does not meet the objectives of this zone, therefore is prohibited.
electricity generating works			x	Electricity generating works refers to a building or place used for the purpose of making or generating electricity. This land use is inappropriate and does not meet the objectives of this zone, therefore is prohibited.
freight transport facilities			x	Freight transport facilities refers to a facility used principally for the bulk handling of goods for transport by road, rail, air or sea, including any facility for the loading and unloading of vehicles, aircraft, vessels or containers used to transport those goods and for the parking, holding, servicing or repair of those vehicles, aircraft or vessels or for the engines or carriages involved. This land use is inappropriate and does not meet the objectives of this zone, therefore is prohibited.
port facilities			x	Port facilities refers to any of the following facilities at or in the vicinity of a designated port within the meaning of section 47 of the Ports and Maritime Administration Act 1995. Council acknowledges that the Infrastructure SEPP permits port facilities in certain prescribed zones. The W2 Recreational Waterways zone is one of those prescribed zones. However, Council considers this land use inappropriate, as it does not meet the objectives of this zone, therefore is prohibited.
passenger transport facilities			x	Passenger transport facilities refers to a building or place used for the assembly or dispersal of passengers by any form of transport, including facilities required for parking, manoeuvring, storage or routine servicing of any vehicle that uses the building or place. This land use is inappropriate and does not meet the objectives of this zone, therefore is prohibited.
roads			x	Roads refers to a public road or a private road within the meaning of the Roads Act 1993, and includes a classified road. This land use is inappropriate and does not meet the objectives of this zone, therefore is prohibited.
transport depots			x	Transport depot refers to a building or place used for the parking or servicing of motor powered or motor drawn vehicles used in connection with a business, industry, shop or passenger or freight transport undertaking. This land use is inappropriate and does not meet the objectives of this zone, therefore is prohibited.

truck depots			x	Truck depot refers to a building or place used for the servicing and parking of trucks, earthmoving machinery and the like. This land use is inappropriate and does not meet the objectives of this zone, therefore is prohibited.
wharf or boating facilities			x	Wharf or boating facilities refers to means a wharf or any of the following facilities associated with a wharf or boating that are not port facilities. Council acknowledges that the Infrastructure SEPP permits wharf or boating facilities in certain prescribed zones. The W2 Recreational Waterways zone is one of those prescribed zones. However, Council considers this land use inappropriate, as it does not meet the objectives of this zone, therefore is prohibited.
(Land use terms within education establishment group term)				
educational establishments			x	Educational establishment means a building or place used for education. These uses are inappropriate do not meet the objectives of this zone. Accordingly, all land uses classified under the group term educational establishments are prohibited.
schools			x	
(Land use terms within health service facility group term)				
health service facilities			x	Health service facility refers to a building or place used to provide medical or other services relating to the maintenance or improved health. These uses are inappropriate and do not meet the objectives of this zone. Accordingly, all land uses classified under the group term health service facilities are prohibited.
hospitals			x	
medical centres			x	
health consulting rooms			x	
(Other land use terms relating to community infrastructure)				
centre-based child care facilities			x	Centre-based child care facility refers to a building or place used for the education and care of children. This land use is inappropriate and does not meet the objectives of this zone, therefore is prohibited.
community facilities			x	Community facilities refers to a building or place owned or controlled by a public authority or non-profit community organisation, and used for the physical, social, cultural or intellectual development or welfare of the community. This land use is inappropriate and does not meet the objectives of the zone, therefore is prohibited.
correctional centres			x	Correctional centres refers to any premises declared to be a correctional centre by a proclamation in force under section 225 of the Crimes (Administration of Sentences) Act 1999, including any juvenile correctional centre or periodic detention centre, and any premises declared to be a detention centre by an order in force under section 5 (1) of the Children (Detention Centres) Act 1987. This land use is inappropriate and does not meet the objectives of this zone, therefore is prohibited.
emergency services facilities			x	Emergency services facilities refers to a building or place (including a helipad) used in connection with the provision of emergency services by an emergency services organisation. This land use is inappropriate and do not meet the objectives of this zone, therefore is prohibited.
industrial training facilities			x	Industrial training facilities refers to a building or place used in connection with vocational training in an activity (such as forklift or truck driving, welding or carpentry) that is associated with an industry, rural industry, extractive industry or mining, but does not include an educational establishment, business premises or retail premises. This land use is inappropriate and does not meet the objectives of this zone, therefore is prohibited.

information and education facilities			x	Information and education facilities refers to a building or place used for providing information or education to visitors, and the exhibition or display of items, and includes an art gallery, museum, library, visitor information centre and the like. This land use is inappropriate and does not meet the objectives of this zone, therefore is prohibited.
places of public worship			x	Places of public worship refers to a building or place used for the purpose of religious worship by a congregation or religious group, whether or not the building or place is also used for counselling, social events, instruction or religious training. This land use is inappropriate and does not meet the objectives of this zone, therefore is prohibited.
public administration building			x	Public administration buildings refers to a building used as offices or for administrative or other like purposes by the Crown, a statutory body, a council or an organisation established for public purposes, and includes a courthouse or a police station. This land use is inappropriate and does not meet the objectives of this zone, therefore is prohibited.
research stations			x	Research stations refers to a building or place operated by a public authority for the principal purpose of agricultural, environmental, fisheries, forestry, minerals or soil conservation research, and includes any associated facility for education, training, administration or accommodation. This land use is inappropriate does not meet the objectives of this zone, therefore is prohibited.
respite day care centres			x	Respite day care centres refers to a building or place that is used for the care of seniors or people who have a disability and that does not provide overnight accommodation for people other than those related to the owner or operator of the centre. This land use is inappropriate does not meet the objectives of this zone, therefore is prohibited.
(Land use terms within signage group term)				
signage			x	Signage refers to any sign, notice, device, representation or advertisement that advertises or promotes any goods, services or events and any structure or vessel that is principally designed for, or that is used for, the display of signage. These uses are predominantly inappropriate for the zone, therefore the group term is proposed to be prohibited.
advertising structure			x	Advertising structures are not considered appropriate, and do not meet the objectives of the zone, therefore are proposed to be prohibited.
building identification sign			c	Building identification signs refers to a sign that identifies or names a building and that may include the name of a building, the street name and number of a building, and a logo or other symbol but does not include general advertising of products, goods or services. This land use is appropriate for zone as it is consistent with permissible uses in adjoining councils and therefore is permitted with consent.
business identification sign			c	Business identification signs refers to a sign that indicates the name of the person or business and the nature of the business is carried on by the person at the premises or place at which the sign is displayed and that may include the address of the premises or place and a logo or other symbol that identifies the business. This land use is appropriate for recreational waterway zones as it is consistent with permissible uses in adjoining councils and therefore is permitted with consent.
(Land use terms relating to recreation)				
boat launching ramps			c	Boat launching ramps refers to a structure designed primarily for the launching of trailer borne vessels, and includes associated car parking facilities. Given the importance of waterways in the Bayside LGA and to be consistent with adjoining councils, boat launching ramps are permitted with consent.

boat sheds			c*	This use is mandated as permitted with consent or permitted without consent in the standard instrument. As W2 Recreational Waterways is a new zone to be adopted in this LEP, Council wants to ensure proposed development will be sensitive to the areas included within the zone. Therefore, boat sheds are to be permitted <i>with</i> consent.
charter & tourism boating facilities			x	Charter and tourism boating facilities refer to any facility used for charter boating or tourism boating purposes. This land use is inappropriate and does not meet the objectives of this zone, therefore is prohibited.
environmental facilities			c*	This use is mandated as permitted with consent or permitted without consent in the standard instrument. As W2 Recreational Waterways is a new zone to be adopted in this LEP, Council wants to ensure proposed development will be sensitive to the areas included within the zone. Therefore, environmental facilities are to be permitted <i>with</i> consent.
jetties			c	Jetties refers to a horizontal decked walkway providing access from the shore to the waterway and is generally constructed on a paired or piled foundation. This land use is appropriate for zone and proposed to be permitted with consent.
marinas			c	This is a mandated use that is permitted with consent in the standard instrument.
moorings			c	Moorings refer to a detached or freestanding apparatus located on or in a waterway and that is capable of securing a vessel, but does not include a mooring pen. This land use is appropriate for the zone, and therefore is permitted with consent.
mooring pens			x	Mooring pen refers to an arrangement of freestanding piles or other restraining devices designed or used for the purpose of berthing a vessel. This land use is inappropriate and does not meet the objectives of this zone, therefore is prohibited.
recreation areas			x	Recreation areas refers to a place used for outdoor recreation that is normally open to the public. This land use is inappropriate and does not meet the objectives of this zone, therefore is prohibited.
recreation facilities (indoor)			x	Recreation facilities (indoor) refers to a building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club. This land use is inappropriate and does not meet the objectives of this zone, therefore is prohibited.
recreation facilities (major)			x	Recreation facilities (major) refers to a building or place used for large-scale sporting or recreation activities that are attended by large numbers of people whether regularly or periodically, and includes theme parks, sports stadiums, showgrounds, racecourses and motor racing tracks. This land use is inappropriate does not meet the objectives of this zone, therefore is prohibited.

recreation facilities (outdoor)			x	Recreation facilities (outdoor) refers to a building or place (other than a recreation area) used predominantly for outdoor recreation, whether or not operated for the purposes of gain, including a golf course, golf driving range, mini-golf centre, tennis court, paint-ball centre, lawn bowling green, outdoor swimming pool, equestrian centre, skate board ramp, go-kart track, rifle range, water-ski centre or any other building or place of a like character used for outdoor recreation (including any ancillary buildings), but does not include an entertainment facility or a recreation facility (major). This land use is inappropriate and does not meet the objectives of this zone, therefore is prohibited.
water recreation structures			c*	This is use is mandated as permitted with consent or permitted without consent in the standard instrument. As W2 Recreational Waterways is a new zone to be adopted in this LEP, Council wants to ensure proposed development will be sensitive to the areas included within the zone. Therefore, water recreation structures are to be permitted <i>with</i> consent.
(other miscellaneous Land use terms)				
cemeteries			x	Cemeteries refers to a building or place used primarily for the interment of deceased persons or pets or their ashes, whether or not it contains an associated building for conducting memorial services. This land use is inappropriate and does not meet the objectives of this zone, therefore is prohibited.
crematoria			x	Crematoria refers to a building in which deceased persons or pets are cremated, whether or not it contains an associated building for conducting memorial services. This land use is inappropriate and does not meet the objectives of this zone, therefore is prohibited.
environmental protection works			o*	This is use is mandated as permitted with consent or permitted without consent in the standard instrument. As W2 Recreational Waterways is a new zone to be adopted in this LEP, Council wants to ensure proposed development will be sensitive to the areas included within the zone. Therefore, environmental protection works are to be permitted <i>with</i> consent.
exhibition homes			x	Exhibition homes refers to a dwelling built for the purposes of the public exhibition and marketing of new dwellings, whether or not it is intended to be sold as a private dwelling after its use for those purposes is completed, and includes any associated sales or home finance office or place used for displays. This land use is inappropriate and does not meet the objectives of this zone, therefore is prohibited.
exhibition villages			x	Exhibition villages refers to two or more exhibition homes and associated buildings and places used for house and land sales, site offices, advisory services, car parking, food and drink sales and other associated purposes. This land use is inappropriate and does not meet the objectives of this zone, therefore is prohibited.
extractive industries			x	Extractive industries refers to the winning or removal of extractive materials (otherwise than from a mine) by methods such as excavating, dredging, tunnelling or quarrying, including the storing, stockpiling or processing of extractive materials by methods such as recycling, washing, crushing, sawing or separating, but does not include turf farming. This land use is inappropriate and does not meet the objectives of this zone, therefore is prohibited.

flood mitigation works			c	Flood mitigation work refers to work designed and constructed for the express purpose of mitigating flood impacts. It involves changing the characteristics of flood behaviour to alter the level, location, volume, speed or timing of flood waters to mitigate flood impacts. Types of works may include excavation, construction or enlargement of any fill, wall, or levee that will alter riverine flood behaviour, local overland flooding, or tidal action so as to mitigate flood impacts. This use is proposed to be permitted with consent. This is consistent with the Infrastructure SEPP which permits flood mitigation works on any land, if undertaken by, or on behalf of, a public authority.
mortuaries			x	Mortuaries refers to premises that are used, or intended to be used, for the receiving, preparation, embalming and storage of bodies of deceased persons pending their interment or cremation. This land use is inappropriate and does not meet the objectives of this zone, therefore is prohibited.
open cut mining			x	Open cut mining refers to mining carried out on, and by excavating, the earth's surface, but does not include underground mining. This land use is inappropriate and does not meet the objectives of this zone, therefore is prohibited.

Land use	W3 Working Waterways			Comments/rationale
	Current LEP Provision		Proposed	
	RLEP 2011	BBLEP 2013		
Land use terms within agriculture group term				
agriculture		x	x	
aquaculture		c	c	
Oyster aquaculture		c	c	
Pond-based aquaculture		c	c	
Tank-based aquaculture		c	c	
extensive agriculture (e.g.. Grazing of livestock's, etc.)		x	x	
bee keeping		x	x	
dairy (pasture-based)		x	x	
intensive livestock agriculture		x	x	
feedlots		x	x	
dairies (restricted)		x	x	
intensive plant agriculture (e.g.. Cultivation of irrigated crops)		x	x	
horticulture		x	x	
turf farming		x	x	
viticulture		x	x	
(Land use terms outside agriculture group term)				
animal boarding or training establishments		x	x	
farm buildings		x	x	
forestry		x	x	
Land use terms within residential accommodation group term				
residential accommodation		x	x	
attached dwellings		x	x	
boarding houses		x	x	
dual occupancies		x	x	
dual occupancies (attached)		x	x	
dual occupancies (detached)		x	x	
dwelling houses		x	x	
group homes		x	x	
group homes (permanent)		x	x	
group homes (transitional)		x	x	
hostels		x	x	
multi dwelling housing		x	x	
residential flat buildings		x	x	
rural worker's dwellings		x	x	
secondary dwellings		x	x	
semi-detached dwellings		x	x	
seniors housing		x	x	
residential care facilities		x	x	
shop top housing		x	x	
Land use terms outside residential accommodation group term				
home-based child care		x	x	
home business		x	x	
home occupations		x	x	

home occupation (sex services)		X	X	
Land use terms within tourist and visitor accommodation group term				
tourist and visitor accommodation		X	X	
backpackers' accommodation		X	X	
bed & breakfast accommodation		X	X	
farm stay accommodation		X	X	
hotel or motel accommodation		X	X	
serviced apartments		X	X	
(land use terms outside tourist and visitor accommodation group term)				
camping grounds		X	X	
caravan parks		X	X	
eco-tourist facilities		X	X	
(land use terms within commercial premises group term)				
commercial premises		X	X	
business premises (e.g.. Banks, post offices, hairdressers, etc.)		X	X	
funeral homes		X	X	
office premises		X	X	
retail premises		X	X	
cellar door premises		X	X	
food & drink premises		X	X	
pubs		X	X	
restaurants or cafes		X	X	
take-away food & drink premises		X	X	
garden centres		X	X	
hardware & building supplies		X	X	
kiosks		X	X	
landscaping material supplies		X	X	
markets		X	X	
plant nurseries		X	X	
roadside stalls		X	X	
rural supplies		X	X	
shops		X	X	
neighbourhood shops		X	X	
neighbourhood supermarket		X	X	
specialised retail premises		X	X	
timber yards		X	X	
vehicle sales or hire premises		X	X	
(Land use terms outside commercial premises group term)				
amusement centres		X	X	
entertainment facilities		X	X	
function centres		X	X	
highway service centres		X	X	
industrial retail outlets		X	X	
registered clubs		X	X	
restricted premises		X	X	
service stations		X	X	
sex services premises		X	X	
veterinary hospitals		X	X	
wholesale supplies		X	X	

(Land use terms within rural industry group term)				
rural industries (e.g., use of composting facilities and works)		x	x	
agricultural produce industries		x	x	
livestock processing industries		x	x	
sawmill or log processing industries		x	x	
stock & sale yards		x	x	
(Land use terms within industry group term)				
industries		x	x	
heavy industries		x	x	
hazardous industry		x	x	
offensive industry		x	x	
light industries		x	x	
high technology industries		x	x	
home industry		x	x	
artisan food and drink industry		x	x	
general industries		x	x	
(Land use term outside industry group term)				
boat building and repair facilities		c	c	
vehicle body repair workshops		x	x	
vehicle repair stations		x	x	
(Land use terms within heavy industrial storage establishment group term)				
heavy industrial storage establishments		x	x	
hazardous storage establishments		x	x	
liquid fuel depots		x	x	
offensive storage establishments		x	x	
(Land use terms within storage premises group term)				
storage premises		x	x	
self storage units		x	x	
(Land use terms outside storage premises group term)				
depots		x	x	
warehouse or distribution centres		x	x	
local distribution centre		x	x	
(Land use within sewerage system group term)				
sewerage systems		x	x	
bio solids treatment facilities		x	x	
sewage reticulation systems		x	x	
sewage treatment plants		x	x	
water recycling facilities		x	x	
(Land use terms within waste or resource management facility group term)				
waste or resource management facilities		x	x	
resource recovery facilities		x	x	
waste disposal facilities		x	x	
waste or resource transfer stations		x	x	
(Land use terms within water supply system group term)				
water supply systems		x	x	
water reticulation systems		x	x	
water storage facilities		x	x	
water treatment facilities		x	x	
(Land use term within air transport facility group term)				

air transport facilities		x	x	
airport		x	x	
heliport		x	x	
(Land use term outside air transport facility group term)				
airstrips		x	x	
helipads		x	x	
(Other Land use terms relating to infrastructure)				
car parks		x	x	
electricity generating works		x	x	
freight transport facilities		x	x	
port facilities		c	c	
passenger transport facilities		x	x	
roads		x	x	
transport depots		x	x	
truck depots		x	x	
wharf or boating facilities		c	c	
(Land use terms within education establishment group term)				
educational establishments		x	x	
schools		x	x	
(Land use terms within health service facility group term)				
health service facilities		x	x	
hospitals		x	x	
medical centres		x	x	
health consulting rooms		x	x	
(Other land use terms relating to community infrastructure)				
centre-based child care facilities		x	x	
community facilities		x	x	
correctional centres		x	x	
emergency services facilities		x	x	
industrial training facilities		x	x	
information and education facilities		x	x	
places of public worship		x	x	
public administration building		x	x	
research stations		x	x	
respite day care centres		x	x	
(Land use terms within signage group term)				
signage		x	x	
advertising structure		x	x	
building identification sign		c	c	
business identification sign		c	c	
(Land use terms relating to recreation)				
boat launching ramps		x	x	
boat sheds		c*	c	
charter & tourism boating facilities		x	x	
environmental facilities		c*	c	
jetties		x	x	
marinas		x	x	
moorings		x	x	
mooring pens		x	x	
recreation areas		x	x	

recreation facilities (indoor)		x	x	
recreation facilities (major)		x	x	
recreation facilities (outdoor)		x	x	
water recreation structures		c*	c	
(other miscellaneous Land use terms)				
cemeteries		x	x	
crematoria		x	x	
environmental protection works		o*	o	
exhibition homes		x	x	
exhibition villages		x	x	
extractive industries		x	x	
flood mitigation works		c	c	
mortuaries		x	x	
open cut mining		x	x	