

**PROPOSED AMENDMENTS TO EXHIBITED
DRAFT LEICHHARDT LOCAL ENVIRONMENTAL PLAN 2012**

PLANNING PROPOSAL

ITEM 4

**LAND USE TABLES
(PERMITTED & PROHIBITED DEVELOPMENT)**

Part 1 – Objectives or Intended Outcomes

On the 21st May 2013 Council resolved (C2012/13) to endorse the changes required to the exhibited *Draft Leichhardt Local Environmental Plan 2012* and initiate the plan making process (Planning Proposal) for the proposed amendments to the land use tables.

This amendment proposes to make minor changes and administrative corrections to the land use tables for the following zones of the exhibited *Draft Leichhardt Local Environmental Plan 2012*:

- R1 General Residential
- B1 Neighbourhood Centre
- B2 Local Centre
- B7 Business Park
- IN2 Light Industrial
- SP1 Special Activities

Part 2 – Explanation of the Provisions

The proposed amendments to the exhibited *Draft Leichhardt Local Environmental Plan 2012* land use tables within the zones detailed below:

Zone	Proposed Change
R1 General Residential	‘Jetties’ to be deleted from prohibited and made permissible use with consent by way of “Any development not specified in item 2 or 4”. ‘Light Industries’ to be listed as a prohibited use.
B1 Neighbourhood Centre	Minor administrative corrections to ‘Caravan parks’ and ‘Industrial retail outlets’
B2 Local Centre	‘Vehicle repair stations’ to be deleted from prohibited and made permissible use with consent by way of “Any development not specified in item 2 or 4”.
B7 Business Park	‘Water supply systems’ to be listed as a prohibited use.
IN2 Light Industrial	‘Agricultural produce industries’, ‘Educational establishments’, ‘General industries’ and ‘Storage premises’ to be to be deleted from prohibited and listed as permissible uses with consent. Delete ‘Industries’ from prohibited.
SP1 Special Activities	‘Roads’ to be listed as permissible use with consent.

Refer to Table 1 “The proposed changes to Land Use Tables within the exhibited *Draft Leichhardt Local Environmental Plan 2012*” in Part 4 below.

Part 3 – Justification

Section A – Need for planning proposal

Q1. Is the planning proposal a result of any strategic study or report?

No the planning proposal has been prepared in response to the feedback from the public exhibition and internal review of the *Draft Leichhardt Local Environmental Plan 2012*.

During the exhibition Council received a number of submissions that raised concerns that certain uses permitted with consent under the current *Local Environmental Plan 2000* (particularly in relation to Industrial and Business zones) were not translated into the *Draft Local Environmental Plan 2012* land use tables. As a result Council staff completed a review of all the land uses tables.

The Draft Leichhardt LEP 2012 is primarily a “translation” of the existing *Local Environmental Plan 2000*. This means wherever practicable, existing zones and controls are matched with an equivalent provision under the Standard Instrument. However the exact translation of land uses permissible under the existing *Local Environmental Plan 2000* is not always possible as the definitions may not be equivalent/comparable or specifically defined. The Dictionary (Standardised Definitions) is a mandatory provision and council is not able to alter the standard definitions or directly add definitions to the Dictionary.

The proposed amendments and justification can be summarised as follows:

Zone	Proposed Change and justification
R1 General Residential	‘Jetties’ to be deleted from prohibited and made permissible use with consent by way of “Any development not specified in item 2 or 4” as they are already permissible with consent within the Residential zone under the existing <i>Leichhardt Local Environmental Plan 2000</i>. ‘Light Industries’ to be listed as a prohibited use. Correction associated with the group term. Light industries is a group term that includes and home industries which are permitted with consent in the R1 Zone and high technology industries which are prohibited in the R1 Zone. Change is required to ensure that other light industries that do not fall under the definition of high technology industry are not permitted within the R1 Zone.
B1 Neighbourhood Centre	Minor administrative corrections to ‘Caravan parks’ and ‘Industrial retail outlets’
B2 Local Centre	‘Vehicle repair stations’ to be deleted from prohibited and made permissible use with consent by way of “Any development not specified in item 2 or 4” as they are already permissible with consent within the Business Zone under the existing <i>Leichhardt Local Environmental Plan 2000</i> .
B7 Business Park	‘Water supply systems’ to be listed as a prohibited use to ensure consistency with land use matrix and table. Water supply system is a group term which includes a water reticulation system, a water storage facility and a water treatment facility. As such water storage facility and water treatment facility are to be deleted. These uses are not considered appropriate for the B7 Zone. It should be noted that water reticulation systems erected by or on behalf of a public authority are permitted under State Environmental Planning Policy Infrastructure which overrides the <i>Draft Local Environmental Plan 2012</i> .

Zone	Proposed Change and justification
IN2 Light Industrial	'Agricultural produce industries' to be listed as permissible uses with consent. Agricultural produce industry means a building or place used for the handling, treating, processing or packing, for commercial purposes, of produce from agriculture (including dairy products, seeds, fruit, vegetables or other plant material), and includes wineries, flour mills, cotton seed oil plants, cotton gins, feed mills, cheese and butter factories, and juicing or canning plants, but does not include a livestock processing industry. Use may be appropriate with development consent within the IN2 Zone.
	'Educational establishments', 'General industries' and 'Storage premises' to be deleted from prohibited and listed as permissible uses with consent as they are already permissible with consent within the Industrial under the existing <i>Leichhardt Local Environmental Plan 2000</i> .
	Delete 'Industries' from prohibited as this is a group term that covers uses that are permissible.
SP1 Special Activities	'Roads' to be listed as permissible use with consent. to ensure consistency with Standard Instrument roads are permissible in all zones.

Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The proposal involves an amendment to the exhibited *Draft Leichhardt Local Environmental Plan 2012*. The proposed amendment the *Draft Leichhardt Local Environmental Plan 2012* is considered to be of significance and therefore requires re-exhibition and community consultation. The planning proposal is the best way of achieving the proposed changes to the plan and ensuring the community is notified of these changes.

Section B – Relationship to strategic planning framework.

Q3. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

The planning proposal is consistent with the State Government's current Metropolitan Plan for Sydney 2036, the Draft Metropolitan Strategy for Sydney 2031 (currently on exhibition) and the Inner West Draft Subregional Strategy. The following actions and objectives outlined in the tables below are of particular relevance.

State Government's Metropolitan Plan for Sydney 2036 (current)
Objective
C2 – To build on Sydney's strengths by further integrating transport and land use planning and decision making to support increased public transport mode share
D3 – To improve housing affordability
D4 – To improve the quality of new housing development and urban renewal
E4 – To provide for a broader range of local employment types in dispersed locations
G1 – To reduce Sydney's greenhouse gas emissions
G4 – To improve the health of waterways coasts and estuaries
G5 – To achieve sustainable water use
G6 – To protect Sydney's unique diversity of plants and animals
G7 – To improve Sydney's air quality
G8 – To minimise and recycle waste

State Government's Metropolitan Plan for Sydney 2036 (current)
Objective
H1 – To ensure equity, liveability and social inclusion are integrated into plan making and planning decision making
H3 –To provide healthy safe and inclusive places based on active transport
H4 – To continue to identify, enliven and protect places of special cultural, social and community value

Draft Metropolitan Strategy 2013 (currently on exhibition)
Objective
3 – Make Sydney connected
6 – Deliver a mix of well-designed housing that meets the needs of Sydney's population
7 – Deliver well designed and active centres that attract investment and growth
8 – Create socially inclusive places that create social cultural and recreational opportunities
10 – Provide capacity for jobs and diversity across Sydney
18 – Use energy, water and resources efficiently
19 – Build resilience to natural hazards
20 – Minimise the impacts of climate change in local communities
21 – Improve air quality
22 – Achieve a healthier water environment
23 – Protect, enhance and rehabilitate our biodiversity
24 – Plan and deliver transport and land use that are integrated and promote sustainable transport choices

Inner West Draft Subregional Strategy
Action
A1.1 – Provide a framework for accommodating jobs across the city
B4.2 – Support centres with transport and infrastructure and services
C2.2 – Provide self-care housing for seniors and people with a disability
C2.3 – Provide a mix of housing
C4.1 – Improve the affordability of housing
C5.1 – Improve the design quality of new development
D2.3 – Improve the integration of public transport
D2.4 – Improve operational management of existing transport networks
D3.1 – Improve the regional walking and cycling networks
E2.1 – Improve health of waterways coasts and estuaries
E2.2 – Protect Sydney's unique diversity of plants and animals
E2.3 – Improve Sydney's air quality
E2.4 – Protect Aboriginal Cultural heritage
E3.2 – Achieves sustainable use of water
E3.3 – Use energy efficiently and reduce greenhouse intensity of energy supply
E3.4 – Minimise and recycle waste
F1.3 – Improve access to waterways and links between bushland, and centres
G1.2 – Improve local planning and assessment

Q4. Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

The planning proposal is consistent with the following objectives within Council's Community Strategic Plan 'Leichhardt 2020+' and 'Draft Leichhardt 2025+'.

Leichhardt 2020+
• 1.1 – Develop and implement an integrated community planning framework; • 3.1 – Our town plan and place plans optimise the potential of our area through integrating the built and natural environment with a vision of how we want to live as a community and how areas should develop to meet future needs. • 3.2 – Develop a clear, consistent and equitable planning framework and process that enables people to develop our area according to a shared vision for the community. • 4.1 – Develop our commitment & capacity to consistently support environmental sustainability. • 4.2 – Minimise our impacts on the environment. • 4.3 – Protect, restore and enhance our natural environment and native biodiversity within our urban context. • 5.1 – Develop integrated planning to promote thriving and diverse businesses that build on the demands and characteristics of local communities. • 5.2 – Develop accessible and environmentally sustainable businesses that help to build local communities and reduce our dependence on private cars. • 5.4 – Plan for business & employment growth that allows greater opportunities for our residents to work locally. • 6.1 – Apply our values to deliver transparent, consistent, efficient and effective participative processes.

Draft Leichhardt 2025+
<i>Place where we live and work</i>
• Our town plan and place plans optimise the potential of our area through integrating the built and natural environment with a vision of how we want to live as a community and how areas should develop to meet future needs. • A clear, consistent and equitable planning framework and process is provided that enables people to develop our area according to a shared vision for the community. • An integrated planning process is promoted to make planning easier for the community and to establish a service that people want to use.
<i>A Sustainable Environment</i>
• Our commitment capacity to consistently support environmental sustainability is developed.
<i>Business in the Community</i>
• Places are created that attract and connect people. • The new economy is embraced. • Economic assets are protected and leveraged.
<i>Sustainable Service and Assets</i>
• Transparent, consistent, efficient and effective participative processes are delivered.

Q5. Is the planning proposal consistent with applicable state environmental planning policies?

The planning proposal is consistent with the applicable State Environmental Planning Policies see table below.

Consideration of State Environmental Planning Policies (SEPPs)

SEPP Title	Applicable	Consistent
1. Development Standards	No	N/A
4. Development without Consent and Miscellaneous Complying Development	No	N/A
6. Number of Storeys in a Building	No	N/A
14. Coastal Wetlands	No	N/A
15. Rural Landsharing Communities	No	N/A
19. Bushland in Urban Areas	No	N/A
21. Caravan Parks	No	N/A
22. Shops and Commercial Premises	No	N/A
26. Littoral Rainforests	No	N/A
29. Western Sydney Recreation Area	No	N/A
30. Intensive Agriculture	No	N/A
32. Urban Consolidation (Redevelopment of Urban Land)	No	N/A
33. Hazardous and Offensive Development	No	N/A
36. Manufactured Home Estates	No	N/A
39. Spit Island Bird Habitat	No	N/A
41. Casino Entertainment Complex	No	N/A
44. Koala Habitat Protection	No	N/A
47. Moore Park Showground	No	N/A
50. Canal Estate Development	No	N/A
52. Farm Dams and Other Works in Land and Water Management Plan Areas	No	N/A
53. Metropolitan Residential Development	No	N/A
55. Remediation of Land	No	N/A
59. Central Western Sydney Regional Open Space and Residential	No	N/A
60. Exempt and Complying Development	No	N/A
62. Sustainable Aquaculture	No	N/A
64. Advertising and Signage	No	N/A
65. Design Quality of Residential Flat Development	No	N/A
70. Affordable Housing (Revised Schemes)	No	N/A
71. Coastal Protection	No	N/A
SEPP Affordable Rental Housing 2009	No	N/A
SEPP Building Sustainability Index: BASIX 2004	No	N/A
Exempt and Complying Development Codes) 2008	No	N/A
Housing for Seniors or People with a Disability 2004	No	N/A
SEPP Infrastructure 2007	No	N/A
SEPP Kosciuszko National Park – Alpine Resorts 2007	No	N/A
SEPP Major Development 2005	No	N/A
SEPP Mining, Petroleum Production and Extractive Industries 2007	No	N/A
SEPP Penrith Lakes Scheme 1989	No	N/A
SEPP Rural Lands 2008	No	N/A
SEPP Sydney Region Growth Centres 2006	No	N/A
SEPP Temporary Structures 2007	No	N/A
SEPP Urban Renewal 2010	No	N/A
SEPP Western Sydney Employment Area 2009	No	N/A
SEPP Western Sydney Parklands 2009	No	N/A

Consideration of deemed State Environmental Planning Policies (SEPPs) (former Regional Environmental Plans (REPs))

REP Title	Applicable	Consistent
8. Central Coast Plateau Areas	No	N/A
9. Extractive Industry (No 2—1995)	No	N/A
16. Walsh Bay	No	N/A
18. Public Transport Corridors	No	N/A
19. Rouse Hill Development Area	No	N/A
20. Hawkesbury-Nepean River (No 2—1997)	No	N/A
24. Homebush Bay Area	No	N/A
25. Orchard Hills	No	N/A
26. City West	No	N/A
28. Parramatta	No	N/A
30. St Marys	No	N/A
33. Cooks Cove	No	N/A
SREP Sydney Harbour Catchment 2005	No	N/A

Q6. Is the planning proposal consistent with applicable Ministerial Directions (s.117 Directions)?

The planning proposal is consistent with the applicable Ministerial Directions (s.117 Directions) see table below.

s.117 Direction Title	Applicable	Consistent	Comments
1. Employment & Resources			
1.1 Business and Industrial Zones	Yes	Yes	It is considered that there is no change to existing policy.
1.2 Rural Zones	No	NA	
1.3 Mining, Petroleum Production and Extractive Industries	No	NA	
1.4 Oyster Aquaculture	No	NA	
1.5. Rural lands	No	NA	
2. Environment & Heritage			
2.1 Environment Protection Zones	No	N/A	
2.2 Coastal protection	No	N/A	
2.3 Heritage Conservation	Yes	Yes	Consistent with the terms of this direction.
2.4 Recreation Vehicle Areas	No	N/A	
3. Housing Infrastructure & Urban Development			
3.1 Residential Zones	Yes	Yes	It is considered that there is no change to existing policy.
3.2 Caravan Parks and Manufactured Home Estates	No	N/A	
3.3 Home Occupations	Yes	Yes	It is considered that there is no change to existing policy.
3.4 Integrating Land Use & Transport	No	N/A	
3.5 Development near licensed aerodromes	No	N/A	
3.6 Shooting Ranges	No	N/A	
4. Hazard & Risk			
4.1 Acid Sulphate Soils	No	N/A	

s.117 Direction Title	Applicable	Consistent	Comments
4.2 Mine Subsidence and Unstable land	No	N/A	
4.3 Flood Prone Land	No	N/A	
4.4 Planning for Bush Fire Protection	No	N/A	
5. Regional Planning			
5.1 Implementation of Regional Strategies	No	N/A	
5.2 Sydney Drinking Water Catchments	No	N/A	
5.3 Farmland of State and Regional Significant on the NSW Far North Coast	No	N/A	
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	No	N/A	
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	No	N/A	
5.6 Sydney to Canberra Corridor (Revoked 10 July 2008. See amended Direction 5.1)	No	N/A	
5.7 Central Coast (Revoked 10 July 2008. See amended Direction 5.1)	No	N/A	
5.8 Second Sydney Airport: Badgerys Creek	No	N/A	
6. Local Plan Making			
6.1 Approval and Referral Requirements	Yes	Yes	Consistent with the terms of this direction.
6.2 Reserving Land for Public Purposes	No	N/A	
6.3 Site Specific Provisions	Yes	Yes	It is considered that there is no change to existing policy.
7. Metropolitan Planning			
Implementation of the Metropolitan Strategy	Yes	Yes	Consistent with the terms of this direction see Q3.

Section C – Environmental, social and economic impact

Q7. *Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?*

The proposal does not apply to land that has been identified as containing critical habitat or threatened species, populations or ecological communities, or their habitats. Should it be discovered through community consultation, or by another means, that species, populations, communities or habitats may be adversely affected, this will be taken into consideration and the planning proposal will be modified if necessary.

Q8. *Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?*

Given the nature of the proposal (administrative changes to ensure the controls contained within the new Standard Instrument Local Environmental Plan reflect existing controls within the *Leichhardt Local Environmental Plan 2000*) it is not anticipated that there will be any adverse environmental effects.

Q9. How has the planning proposal adequately addressed any social and economic effects?

Given the nature of the proposal (administrative changes to ensure the controls contained within the new Standard Instrument Local Environmental Plan reflect existing controls within the *Leichhardt Local Environmental Plan 2000*) it is not expected that the proposal will result in any adverse social or economic effects.

Section D – State and Commonwealth interests

Q10. Is there adequate public infrastructure for the planning proposal?

Given the nature of the proposal (administrative changes to ensure the controls contained within the new Standard Instrument Local Environmental Plan reflect existing controls within the *Leichhardt Local Environmental Plan 2000*) the above question is not considered relevant.

Q11. What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway Determination?

Consultation was carried as part of the exhibition of the *Draft Leichhardt Local Environmental Plan 2012*. This section of the planning proposal is completed following the gateway determination which identifies which State and Commonwealth Public Authorities are to be consulted.

Part 4 – Mapping

Legend relating to Table 1

Black = Standard Instrument

Blue = Standard instrument direction

Red = Council included (local clauses)

Light Blue & Strikethrough = deleted wording

Green = New Wording

Table 1: The proposed changes to Land Use Tables within the exhibited Leichhardt Local Environmental Plan 2012

Clause	Draft LEP 2012 (exhibited)	Proposed Change
	Standard Instrument, Standard instrument direction and Council included	Deleted wording New wording
	Zone R1 General Residential	
	2 Permitted without consent Home occupations	No change.
	3 Permitted with consent Attached dwellings; Bed and breakfast accommodation ; Boarding houses; Boat sheds ; Building identification signs ; Business identification signs ; Child care centres; Community facilities; Dual occupancies ; Dwelling houses; Environmental protection works ; Exhibition homes ; Group homes; Home based childcare ; Home businesses ; Home industries ; Hostels; Information and education facilities ; Multi dwelling housing; Neighbourhood shops; Places of public worship; Public administration buildings ; Roads ; Recreation areas ; Residential flat buildings; Respite day care centres; Secondary dwellings ; Semi-detached dwellings; Seniors housing; Shop top housing; Any development not specified in item 2 or 4.	No change.
	4 Prohibited Advertising structures ; Agriculture ; Air transport facilities ; Airstrips ; Amusement centres ; Animal boarding or training establishments ; Backpackers' accommodation ; Boat building and repair facilities ; Boat launching ramps ; Bulky goods premises ;	4 Prohibited Advertising structures ; Agriculture ; Air transport facilities ; Airstrips ; Amusement centres ; Animal boarding or training establishments ; Backpackers' accommodation ; Boat building and repair facilities ; Boat launching ramps ; Bulky goods premises ; Camping grounds ; Car parks ; Caravan parks ; Cellar

Clause	Draft LEP 2012 (exhibited)	Proposed Change
	Standard Instrument, Standard instrument direction and Council included	Deleted wording New wording
	Camping grounds; Car parks; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Emergency service facilities; Entertainment facilities; Environmental facilities; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Function Centres; Funeral Homes; Garden centres; General industries; Hardware and building supplies; Heavy industrial storage establishments; Heavy industries; Helipads; High technology industries; Highway service centres; Home occupations (sex services); Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Jetties; Kiosks; Landscaping material supplies; Marinas; Markets; Moorings; Mooring pens; Mortuaries; Open cut mining; Passenger transport facilities; Plant nurseries; Port facilities; Pubs; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Restricted premises; Registered clubs; Rural industries; Roadside stalls; Rural supplies; Rural worker's dwellings; Service stations; Serviced apartments; Sewerage systems; Sex service premises; Storage premises; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies.	door premises; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Emergency service facilities; Entertainment facilities; Environmental facilities; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Function Centres; Funeral Homes; Garden centres; General industries; Hardware and building supplies; Heavy industrial storage establishments; Heavy industries; Helipads; High technology industries; Highway service centres; Home occupations (sex services); Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Jetties ; Kiosks; Landscaping material supplies; Light industries ; Marinas; Markets; Moorings; Mooring pens; Mortuaries; Open cut mining; Passenger transport facilities; Plant nurseries; Port facilities; Pubs; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Restricted premises; Registered clubs; Rural industries; Roadside stalls; Rural supplies; Rural worker's dwellings; Service stations; Serviced apartments; Sewerage systems; Sex service premises; Storage premises; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies.

Clause	Draft LEP 2012 (exhibited)	Proposed Change
	Standard Instrument, Standard instrument direction and Council included	Deleted wording New wording
	Zone B1 Neighbourhood Centre	
	2 Permitted without consent Home occupations	No change.
	3 Permitted with consent Boarding houses; Business premises; Child care centres; Community facilities; Medical centres; Neighbourhood shops; Respite day care centres; Roads ; Shop top housing; Any development not specified in item 2 or 4	No change.
	4 Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Attached dwellings; Backpackers accommodation; Biosolids treatment facilities; Bulky goods premises; Camping grounds; Caravan Parks; Cemeteries; Correctional centres; Crematorium; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; General industries; Group homes (transitional); Heavy industrial storage establishments; Heavy industries; Helipads; Home occupation (sex services); Highway service centres; Hospitals; Hostels; Hotel or motel accommodation; Industrial training facilities; Industry retail outlets; Landscaping material supplies; Marinas; Open cut mining; Mooring pen; Mortuaries; Multi dwelling housing; Passenger transport facilities; Port facilities; Public administration buildings; Recreation facilities (major); Recreation facilities (outdoor); Recreation facilities (indoor); Registered clubs; Residential flat buildings; Restricted premises; Rural industries; Rural worker's dwellings; Semi detached dwellings; Sewage treatment plants; Sex services premises; Storage premises; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Warehouse or distribution centres; Waste or	4 Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Attached dwellings; Backpackers accommodation; Biosolids treatment facilities; Bulky goods premises; Camping grounds; Caravan P arks; Cemeteries; Correctional centres; Crematorium; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; General industries; Group homes (transitional); Heavy industrial storage establishments; Heavy industries; Helipads; Home occupation (sex services); Highway service centres; Hospitals; Hostels; Hotel or motel accommodation; Industrial training facilities; Industry Industrial retail outlets; Landscaping material supplies; Marinas; Open cut mining; Mooring pen; Mortuaries; Multi dwelling housing; Passenger transport facilities; Port facilities; Public administration buildings; Recreation facilities (major); Recreation facilities (outdoor); Recreation facilities (indoor); Registered clubs; Residential flat buildings; Restricted premises; Rural industries; Rural worker's dwellings; Semi-detached dwellings; Sewage treatment plants; Sex services premises; Storage premises; Timber yards; Transport depots; Truck depots;

Clause	Draft LEP 2012 (exhibited)	Proposed Change
	Standard Instrument, Standard instrument direction and Council included	Deleted wording New wording
	resource management facilities; Water treatment facilities; Wharf or boating facilities; Whole sale supplies	Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Warehouse or distribution centres; Waste or resource management facilities; Water treatment facilities; Wharf or boating facilities; Whole-sale supplies
	Zone B2 Local Centre	
	2 Permitted without consent Home occupations	No change.
	3 Permitted with consent Boarding houses; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Tourist and visitor accommodation; Any development not specified in item 2 or 4	No change.
	4 Prohibited Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Attached dwellings; Biosolids treatment facilities; Camping grounds; Caravan Parks; Cemeteries; Correctional centres; Crematorium; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Electricity generating works; Extractive industries; Farm buildings; Forestry; Freight transport facilities; General industries; Heavy industrial storage establishment; Heavy industries; Helipads; Highway service centres; Industrial training facilities; Marinas; Open cut mining; Mooring pens; Multi dwelling housing; Port facilities; Recreation facilities (major); Residential flat buildings; Rural industries; Rural worker's dwellings; Semi detached dwellings; Sewage treatment plants; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse and distribution centres; Waste disposal facilities; Waste or resource transfer stations;	4 Prohibited Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Attached dwellings; Biosolids treatment facilities; Camping grounds; Caravan Parks; Cemeteries; Correctional centres; Crematorium; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Electricity generating works; Extractive industries; Farm buildings; Forestry; Freight transport facilities; General industries; Heavy industrial storage establishment; Heavy industries; Helipads; Highway service centres; Industrial training facilities; Marinas; Open cut mining; Mooring pens; Multi dwelling housing; Port facilities; Recreation facilities (major); Residential flat buildings; Rural industries; Rural worker's dwellings; Semi-detached dwellings; Sewage treatment plants; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations ; Warehouse and distribution

Clause	Draft LEP 2012 (exhibited)	Proposed Change
	Standard Instrument, Standard instrument direction and Council included	Deleted wording New wording
	Water treatment facilities; Wharf or boating facilities; Whole sale supplies	centres; Waste disposal facilities; Waste or resource transfer stations; Water treatment facilities; Wharf or boating facilities; Whole -sale supplies
	Zone B7 Business Park	
	2 Permitted without consent Home occupations	No change.
	3 Permitted with consent Child care centres; Light industries; Neighbourhood shops; Office premises; Passenger transport facilities; Respite day care centres; Roads ; Warehouse or distribution centres; Any development not specified in item 2 or 4	No change.
	4 Prohibited Agriculture; Airstrips; Air transport facilities; Amusement centres; Animal boarding or training establishments; Attached dwellings; Boarding houses; Boat building and repair facilities; Boat launching ramps; Boat sheds; Biosolids treatment facilities; Bulky goods premises; Business premises; Camping grounds; Caravan Parks; Car parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Dual occupancies; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Food and drink premises; Forestry; Freight transport facilities; Function centres; Garden centres; General industries; Group homes; Hardware and building supplies; Heavy industrial storage establishments; Heavy industries; Helipads; Heliports; Highway service centres; Home occupation (sex services); Hostels; Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Landscaping material supplies; Marinas; Markets; Open cut mining; Moorings; Mooring pens; Mortuaries; Multi dwelling housing; Plant nurseries; Port facilities; Public administration buildings; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential flat buildings; Restricted	4 Prohibited Agriculture; Airstrips; Air transport facilities; Amusement centres; Animal boarding or training establishments; Attached dwellings; Boarding houses; Boat building and repair facilities; Boat launching ramps; Boat sheds; Biosolids treatment facilities; Bulky goods premises; Business premises; Camping grounds; Caravan Parks; Car parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Dual occupancies; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Food and drink premises; Forestry; Freight transport facilities; Function centres; Garden centres; General industries; Group homes; Hardware and building supplies; Heavy industrial storage establishments; Heavy industries; Helipads; Heliports; Highway service centres; Home occupation (sex services); Hostels; Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Landscaping material supplies; Marinas; Markets; Open cut mining; Moorings; Mooring pens; Mortuaries; Multi dwelling housing; Plant nurseries; Port facilities; Public administration buildings;

Clause	Draft LEP 2012 (exhibited)	Proposed Change
	Standard Instrument, Standard instrument direction and Council included	Deleted wording New wording
	premises; Roadside stalls; Rural industries; Rural supplies; Rural worker's dwellings; Secondary dwellings; Semi detached dwellings; Seniors housing; Service stations; Shop top housing; Sewage treatment plants; Sex services premises; Storage premises; Timber yards; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle repair stations; Vehicle body repair workshops; Vehicle sales or hire premises; Waste or resource management facilities; Water recreation structures; Water storage facilities; Water treatment facilities; Wharf or boating facilities; Wholesale supplies	Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential flat buildings; Restricted premises; Roadside stalls; Rural industries; Rural supplies; Rural worker's dwellings; Secondary dwellings; Semi-detached dwellings; Seniors housing; Service stations; Shop top housing; Sewage treatment plants; Sex services premises; Storage premises; Timber yards; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle repair stations; Vehicle body repair workshops; Vehicle sales or hire premises; Waste or resource management facilities; Water recreation structures; Water supply system; Water storage facilities; Water treatment facilities; Wharf or boating facilities; Wholesale supplies
	Zone IN2 Light Industrial	
	2 Permitted without consent Nil	No change.
	3 Permitted with consent Amusement Centres; Animal boarding or training establishments; Boat launching ramps; Boat building and repair facilities; Bulky goods premises; Car parks; Charter and tourism boating facilities; Community facilities; Depots; Electricity generating works; Environmental protection works; Extractive industries; Freight transport facilities; Function centres; Funeral homes; Garden centres; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Information and education facilities; Intensive plant agriculture; Jetties; Kiosks; Landscaping material supplies; Light industries; Liquid fuel depots; Mortuaries; Neighbourhood shops; Passenger transport facilities; Places of public worship; Plant nurseries; Port facilities; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Recreation facilities (major); Research stations; Resource recovery facilities; Restricted premises; Roads; Sawmill or log processing industries; Self-storage units; Service stations; Sewage treatment plants; Sex services	3 Permitted with consent Agricultural produce industries, Amusement Centres; Animal boarding or training establishments; Boat launching ramps; Boat building and repair facilities; Bulky goods premises; Car parks; Charter and tourism boating facilities; Community facilities; Depots; Educational establishments; Electricity generating works; Environmental protection works; Extractive industries; Freight transport facilities; Function centres; Funeral homes; Garden centres; General industries; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Information and education facilities; Intensive plant agriculture; Jetties; Kiosks; Landscaping material supplies; Light industries; Liquid fuel depots; Mortuaries; Neighbourhood shops; Passenger transport facilities; Places of public worship; Plant nurseries; Port facilities; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Recreation facilities (major); Research stations; Resource recovery

Clause	Draft LEP 2012 (exhibited)	Proposed Change
	Standard Instrument, Standard instrument direction and Council included	Deleted wording New wording
	premises; Signage; Take away food and drink premises; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Water recreation structures; Water supply systems; Water recycling facilities; Wharf or boating facilities; Wholesale supplies; Any development not specified in item 2 or 4.	facilities; Restricted premises; Roads ; Sawmill or log processing industries; Self-storage units; Service stations; Sewage treatment plants; Sex services premises; Signage; Storage premises ; Take away food and drink premises; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Water recreation structures; Water supply systems; Water recycling facilities; Wharf or boating facilities; Wholesale supplies; Any development not specified in item 2 or 4.
	4 Prohibited Agricultural produce industries; Airport transport facilities; Airstrips; Aquaculture; Biosolids treatment facilities; Boat sheds; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Child care centres; Correctional centres; Crematoria; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extensive agriculture; Farm buildings; Forestry; Intensive livestock agriculture; General industries; Hazardous storage establishments; Health services facilities; Heavy industries; Helipads; Highway service centres; Home-based childcare; Home business; Home occupations; Home occupation (sex services); Industries; Livestock processing industries; Marinas; Markets; Moorings; Mooring pens; Open cut mining; Offensive industries; Offensive storage establishments; Public administration buildings; Pubs; Registered clubs; Residential accommodation; Respite day care centres; Restaurants and cafés; Roadside stalls; Rural supplies; Shops; Stock and sale yards; Storage premises; Tourist and visitor accommodation; Waste disposal facilities.	4 Prohibited Agricultural produce industries ; Airport transport facilities; Airstrips; Aquaculture; Biosolids treatment facilities; Boat sheds; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Child care centres; Correctional centres; Crematoria; Eco-tourist facilities; Educational establishments ; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extensive agriculture; Farm buildings; Forestry; Intensive livestock agriculture; General industries ; Hazardous storage establishments; Health services facilities; Heavy industries; Helipads; Highway service centres; Home-based childcare; Home business; Home occupations; Home occupation (sex services); Industries ; Livestock processing industries; Marinas; Markets; Moorings; Mooring pens; Open cut mining; Offensive industries; Offensive storage establishments; Public administration buildings; Pubs; Registered clubs; Residential accommodation; Respite day care centres; Restaurants and cafés; Roadside stalls; Rural supplies; Shops; Stock and sale yards; Storage premises ; Tourist and visitor accommodation; Waste disposal facilities.

Clause	Draft LEP 2012 (exhibited)	Proposed Change
	Standard Instrument, Standard instrument direction and Council included	Deleted wording New wording
	Zone SP1 Special Activities	
	2 Permitted without consent Nil	No change.
	3 Permitted with consent The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose.	3 Permitted with consent Roads ; the purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose.
	4 Prohibited Any development not specified in item 2 or 3.	No change.
	4 Prohibited Any development not specified in item 2 or 3.	No change.

Part 5 – Community Consultation

This component of the planning proposal is considered to be low impact, in that:

- it is consistent with the pattern of surrounding land uses,
- it is consistent with the strategic planning framework,
- presents no issues with regards to infrastructure servicing,
- is not a principle Local Environmental Plan, and
- does not reclassify public land.

It is outlined in “*A guide to preparing local environmental plans*” that community consultation for a low impact planning proposal is usually 14 days. However, it is Councils preference that the planning proposal be exhibited for a minimum of 28 days.

Part 6 – Project Timeline

Anticipated Project Timeline	Proposed Date (s)
Commencement date (date of Gateway determination)	21 June 2013
Timeframe for the completion of required technical information	Not required
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	To be determined
Commencement and completion dates for public exhibition period	Minimum 28 Days
Dates for public hearing (if required)	To be determined post exhibition
Timeframe for consideration of submissions	August 2013
Timeframe for the consideration of a proposal post exhibition	September 2013
Date of submission to the department to finalise the Local Environmental Plan	October 2013