

APPENDIX 1

ANALYSIS OF DEFINITIONS

REVIEW OF ADDITIONAL PERMITTED USES SCHEDULES

1. Buchanan and Reynolds Streets, Balmain (part of site formerly known as Ampol) being Lots 85-93 and 126-145, SP 65243.

Zone R1 Residential

Permissible LEP 2000 Business Zone	Leichhardt LEP 2000 Definition	Comparable SILEP term	Comments/Action
Amusement centre	Amusement centre means a building used primarily for the purpose of providing amusement machines for operation or viewing by the public.	amusement centre means a building or place (not being part of a pub or registered club) used principally for playing: (a) billiards, pool or other like games, or (b) electronic or mechanical amusement devices, such as pinball machines, computer or video games and the like.	The standard instrument definition is broader as it includes non-mechanical activities. Do not include. Unsuitable use for this now fully redeveloped, predominantly residential site.
Backpacker hostel	Backpacker hostel means a building or part of a building primarily used to provide accommodation for travellers, tourists or persons engaged in recreational pursuits but is not used as their principal place of residence, and does not include a building or place elsewhere defined in this Schedule.	backpackers' accommodation means a building or place that: (a) provides temporary or short-term accommodation on a commercial basis, and (b) has shared facilities, such as a communal bathroom, kitchen or laundry, and (c) provides accommodation on a bed or dormitory-style basis (rather than by room). Note. Backpackers' accommodation is a type of tourist and visitor accommodation—see the definition of that term in this Dictionary.	The definitions for the use adopt different approaches to define the same activity. Permissible with consent in Zone R1
Bed and breakfast	Bed and breakfast accommodation means a dwelling which: (a) provides temporary overnight accommodation for the short-term traveller, and (b) offers at least breakfast, and (c) provides no more than two double rooms for let, and (d) does not contain facilities in rooms for the preparation of meals by guests, and	bed and breakfast accommodation means an existing dwelling in which temporary or short-term accommodation is provided on a commercial basis by the permanent residents of the dwelling and where: (a) meals are provided for guests only, and (b) cooking facilities for the preparation of meals	The definitions are generally equivalent, however the Standard Instrument allows for a maximum of 3 or more bedrooms, while LEP 2000 allows for only 2 bedrooms. Permissible with consent in Zone R1

Permissible LEP 2000 Business Zone	Leichhardt LEP 2000 Definition	Comparable SILEP term	Comments/Action
	(e) is operated and managed by the person who normally resides in the dwelling.	are not provided within guests' rooms, and (c) dormitory-style accommodation is not provided. Note. See clause 5.4 for controls relating to the number of bedrooms for bed and breakfast accommodation. Bed and breakfast accommodation is a type of tourist and visitor accommodation—see the definition of that term in this Dictionary.	
Boarding house	Boarding house means a building that is let in lodgings and which primarily provides lodgers with a principal place of residence for three months or more and generally has shared facilities such as a communal bathroom, kitchen or laundry and has rooms with one or more lodgers. It does not include a backpacker hostel, serviced apartments, a motel, private hotel or a building elsewhere defined in this Schedule.	boarding house means a building that: (a) is wholly or partly let in lodgings, and (b) provides lodgers with a principal place of residence for 3 months or more, and (c) may have shared facilities, such as a communal living room, bathroom, kitchen or laundry, and (d) has rooms, some or all of which may have private kitchen and bathroom facilities, that accommodate one or more lodgers, but does not include backpackers' accommodation, a group home, hotel or motel accommodation, seniors housing or a serviced apartment. Note. Boarding houses are a type of residential accommodation—see the definition of that term in this Dictionary.	Permissible with consent in Zone R1
Boatshed	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.	Boatshed means a building or other structure that is not wider than one-third of the water frontage of the allotment on which it stands and not wider than 4 metres, that has a side wall height of not more than 3 metres, and that is used in association with a dwelling for the storage and routine maintenance of a boat or boats.	Permissible with consent in Zone R1
Brothel	Brothel means premises used for the purpose of	brothel has the same meaning as in the Act.	Definitions are equivalent.

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	prostitution. Premises constitute a brothel even though used by only one prostitute.	Note. This definition is relevant to the definitions of home occupation (sex services) and sex services premises in this Dictionary.	Do not include. Unsuitable use for this now fully redeveloped, predominantly residential site.
Bulky goods retailing	Bulky goods retailing means a building or place used for the sale by retail or auction, or the hire or display, of items (whether goods or materials) which are of such a size, shape or weight as to require: (a) a large area for handling, storage or display, or (b) direct vehicular access to the site of the building or place by members of the public, for the purpose of loading items into their vehicles after purchase, but does not include a building or place used for a motor showroom or for the sale of foodstuffs or clothing.	bulky goods premises means a building or place the principal purpose of which is the sale, hire or display of bulky goods, being goods that are of such size or weight as to require: (a) a large area for handling, display or storage, and (b) direct vehicular access to the site of the building or place by members of the public for the purpose of loading or unloading such goods into or from their vehicles after purchase or hire, and including goods such as floor and window supplies, furniture, household electrical goods, equestrian supplies and swimming pools, but does not include a building or place used for the sale of foodstuffs or clothing unless their sale is ancillary to the sale or hire or display of bulky goods. Note. Bulky goods premises are a type of retail premises—see the definition of that term in this Dictionary.	The definitions are generally equivalent however the Standard instrument adds sale by wholesale as well as retail and auction. LEP 2000 also specifically excludes motor showrooms while the Standard Instrument does not. Do not include. Unsuitable use for this now fully redeveloped, predominantly residential site.
Car parks	Car park means a building or place used for parking vehicles, and any manoeuvring space and access to it, whether operated for gain or not.	Car park means 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.	Do not include. Unsuitable use for this now fully redeveloped, predominantly residential site.
Child care facility	Child care facility means a building or place used for the purpose of supervising or caring for children (such as a service of the kind provided at centres for long day care, child minding, pre-school or occasional care, or a multi-purpose child care or	child care centre means a building or place used for the supervision and care of children that: (a) provides long day care, pre-school care, occasional child care or out-of-school-hours care, and (b) does not provide overnight accommodation for	Permissible with consent in Zone R1

Permissible LEP 2000 Business Zone	Leichhardt LEP 2000 Definition	Comparable SILEP term	Comments/Action
	neighbourhood centre) which: (a) caters for 6 or more children up to 12 years old, and (b) may include an educational function, and (c) may be used for the hourly care of infants to enable their carer to participate in short-term activities, and (d) may operate for the purpose of gain, and (e) is not home based, but does not include home based child care.	children other than those related to the owner or operator of the centre, but does not include: (c) a building or place used for home-based child care, or (d) an out-of-home care service provided by an agency or organisation accredited by the NSW Office of the Children's Guardian, or (e) a baby-sitting, playgroup or child-minding service that is organised informally by the parents of the children concerned, or (f) a service provided for fewer than 5 children (disregarding any children who are related to the person providing the service) at the premises at which at least one of the children resides, being a service that is not advertised, or (g) a regular child-minding service that is provided in connection with a recreational or commercial facility (such as a gymnasium), by or on behalf of the person conducting the facility, to care for children while the children's parents are using the facility, or (h) a service that is concerned primarily with the provision of: (i) lessons or coaching in, or providing for participation in, a cultural, recreational, religious or sporting activity, or (ii) private tutoring, or (i) a school, or (j) a service provided at exempt premises (within the meaning of Chapter 12 of the Children and Young Persons (Care and Protection) Act 1998), such as hospitals, but only if the service is established, registered or licensed as part of the	

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		institution operating on those premises.	
Club	Club means a building used by persons associated, or by a body incorporated, for social, literary, political, sporting, athletic or other lawful purposes whether of the same or a different kind and whether or not the whole or a part of the building is the premises of a club registered under the Registered Clubs Act 1976.	registered club means a club in respect of which a certificate of registration under the Registered Clubs Act 1976 is in force. community facility means a building or place: (a) owned or controlled by a public authority or non-profit community organisation, and (b) used for the physical, social, cultural or intellectual development or welfare of the community, but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.	Do not include registered club. Unsuitable use for this now fully redeveloped, predominantly residential site. Community facility permissible with consent in Zone R1
Commercial premises	Commercial premises means a building or place used as an office or for other business or commercial purposes, but does not include a building or place used for a purpose elsewhere specifically defined in this Schedule.	commercial premises means any of the following: (a) business premises, (b) office premises, (c) retail premises. See detail below – shop. business premises means a building or place at or on which: (a) an occupation, profession or trade (other than an industry) is carried on for the provision of services directly to members of the public on a regular basis, or (b) a service is provided directly to members of the public on a regular basis, and includes a funeral home and, without limitation, premises such as banks, post offices, hairdressers, dry cleaners, travel agencies, internet access	Do not include group term commercial premises. Some of the uses permissible within the Standard Instrument retail premises group term are not equivalent to LEP 2000 definition and are unsuitable for this now redeveloped, predominantly residential site. Specific uses which fall within the retail premises group term such as shops, restaurants and cafes should be included. See below. Business premises and office premises are generally equivalent to LEP definition commercial premises and should be included.

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		facilities, betting agencies and the like, but does not include an entertainment facility, home business, home occupation, home occupation (sex services), medical centre, restricted premises, sex services premises or veterinary hospital. Note. Business premises are a type of commercial premises—see the definition of that term in this Dictionary. office premises means a building or place used for the purpose of administrative, clerical, technical, professional or similar activities that do not include dealing with members of the public at the building or place on a direct and regular basis, except where such dealing is a minor activity (by appointment) that is ancillary to the main purpose for which the building or place is used. Note. Office premises are a type of commercial premises—see the definition of that term in this Dictionary.	
Commercial premises	Commercial premises means a building or place used as an office or for other business or commercial purposes, but does not include a building or place used for a purpose elsewhere specifically defined in this Schedule.	retail premises means a building or place used for the purpose of selling items by retail, or hiring or displaying items for the purpose of selling them or hiring them out, whether the items are goods or materials (or whether also sold by wholesale), and includes any of the following: (a) bulky goods premises, (b) cellar door premises, (c) food and drink premises, (d) garden centres, (e) hardware and building supplies, (f) kiosks,	This was included in the 2010 Draft LEP however the definition was amended in 2011 to list specific retail uses. Do not include the retail premises group term because some of the permissible uses are: • inconsistent with the LEP 2000 definition of commercial premises and are defined elsewhere; • or unsuitable for these now fully redeveloped, predominantly residential sites.

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		(g) landscaping material supplies, (h) markets, (i) plant nurseries, (j) roadside stalls, (k) rural supplies, (l) shops, (m) timber yards, (n) vehicle sales or hire premises, but does not include highway service centres, service stations, industrial retail outlets or restricted premises.	Specific uses such as shops, restaurants and cafes should be included. See below.
	Bulky goods – see comments above	Bulky goods – see comments above	Unsuitable use for this now fully redeveloped, predominantly residential site.
	No like definition. Covered by LEP 2000 definition Shop means a building or place used for selling, whether by retail or auction, or hiring. SI Definition of shop however would not cover as this term is separately defined.	cellar door premises means a building or place that is used to sell wine by retail and that is situated on land on which there is a commercial vineyard, and where most of the wine offered for sale is produced in a winery situated on that land or is produced predominantly from grapes grown in the surrounding area. Note. Cellar door premises are a type of retail premises—see the definition of that term in this Dictionary.	Do not include. This is intended for rural areas and is inappropriate for this site.
	No equivalent definition. (a) Refreshment room means a building or place, the principal use of which is the provision of food to people for consumption on the	food and drink premises means premises that are used for the preparation and retail sale of food or drink (or both) for immediate consumption on or off the premises, and includes any of the following:	Some of the permissible food and drink uses within the retail premises group term are unsuitable for these sites. (see Leichhardt LEP 2000 Definitions column to left) (a) Include restaurant or café. See comments

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	premises, and includes a restaurant, café, tea room, eating house or the like, but does not include a kiosk. (b) Drive-in take-away food shop means premises used primarily to sell ready to eat hot food to be consumed off the site, and with provision on the site for its collection by private motor vehicles. (c) Hotel means premises, including a tavern, specified or proposed to be specified in a hotelier's licence granted under the Liquor Act 1982, whether or not the premises provide accommodation. (d) No like definition.	(a) a restaurant or cafe, (b) take away food and drink premises, (c) a pub, (d) a small bar. small bar means a small bar within the meaning of the Liquor Act 2007. Note. Small bars are a type of food and drink premises—see the definition of that term in this Dictionary. Note. Food and drink premises are a type of retail premises—see the definition of that term in this Dictionary. small bar means the premises to which a small bar licence relates.	above. (b) Drive-in take-away food shop use defined in LEP 2000 would not fall within LEP 2000 definition of commercial premises. Do not include. (c) Hotel use defined in LEP 2000 would not fall within LEP 2000 definition of commercial premises. Do not include. (d) To be considered by Council in upcoming meeting.
	No like definition. Covered by LEP 2000 definition Shop means a building or place used for selling, whether by retail or auction, or hiring. SI Definition of shop however would not cover as this term is separately defined.	garden centre means a building or place the principal purpose of which is the retail sale of plants and landscaping and gardening supplies and equipment. It may, if ancillary to the principal purpose for which the building or place is used, include a restaurant or cafe and the sale of any the following: (a) outdoor furniture and furnishings, barbecues, shading and awnings, pools, spas and associated supplies, and items associated with the construction and maintenance of outdoor areas, (b) pets and pet supplies, (c) fresh produce. Note. Garden centres are a type of retail premises—see the definition of that term in this	Do not include. Prohibited development in R1 & B1. Unsuitable use for this now fully redeveloped, predominantly residential site.

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		Dictionary.	
	No like definition. Covered by LEP 2000 definition Shop means a building or place used for selling, whether by retail or auction, or hiring. SI Definition of shop however would not cover as this term is separately defined.	hardware and building supplies means a building or place the principal purpose of which is the sale or hire of goods or materials, such as household fixtures, timber, tools, paint, wallpaper, plumbing supplies and the like, that are used in the construction and maintenance of buildings and adjacent outdoor areas. Note. Hardware and building supplies are a type of retail premises—see the definition of that term in this Dictionary.	Do not include. Unsuitable use for this now fully redeveloped, predominantly residential site. Permitted with consent in B1 & B2 Zones.
	Local shop means a shop having a gross floor area used for retail purposes not exceeding 60 square metres that is used principally for the provision of convenience goods and services for the benefit of occupants of the immediate locality and includes a milk bar, newsagent, video library, laundrette and the like, but does not include a refreshment room. Kiosk means a structure used for the provision of food and drink for the refreshment of users of the open space in which it is situated. That use must be secondary to the principal use of the open space.	kiosk means premises that are used for the purposes of selling food, light refreshments and other small convenience items such as newspapers, films and the like. Note. See clause 5.4 for controls relating to the gross floor area of a kiosk. Kiosks are a type of retail premises—see the definition of that term in this Dictionary.	Include kiosk. Use may be appropriate with development consent.
	No like definition. Covered by LEP 2000 definition Shop means a building or place used for selling, whether by retail or auction, or hiring. SI Definition of shop however would not cover as this term is separately defined.	landscaping material supplies means a building or place used for the storage and sale of landscaping supplies such as soil, gravel, potting mix, mulch, sand, railway sleepers, screenings, rock and the like. Note. Landscaping material supplies are a type of retail premises—see the definition of that term in	Do not include. Unsuitable use for this now fully redeveloped, predominantly residential site. Prohibited development in R1 & B1.

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		this Dictionary.	
Markets	Markets means the use of land on a temporary basis for the purpose of selling goods or providing services, but does not include a land use elsewhere defined in this Schedule.	market means an open-air area, or an existing building, that is used for the purpose of selling, exposing or offering goods, merchandise or materials for sale by independent stall holders, and includes temporary structures and existing permanent structures used for that purpose on an intermittent or occasional basis. Note. Markets are a type of retail premises—see the definition of that term in this Dictionary.	Do not include. This use does not fall within the LEP 2000 definition of commercial premises. Unsuitable use for this now fully redeveloped, predominantly residential site.
	No like definition. Covered by LEP 2000 definition Shop means a building or place used for selling, whether by retail or auction, or hiring. SI Definition of shop however would not cover as this term is separately defined.	plant nursery means a building or place the principal purpose of which is the retail sale of plants that are grown or propagated on site or on an adjacent site. It may include the on-site sale of any such plants by wholesale and, if ancillary to the principal purpose for which the building or place is used, the sale of landscape and gardening supplies and equipment and the storage of these items. Note. Plant nurseries are a type of retail premises—see the definition of that term in this Dictionary.	Do not include. Unsuitable use for this now fully redeveloped, predominantly residential site Permitted with consent in B1 & B2 Zones.
	No like definition. Covered by LEP 2000 definition Shop means a building or place used for selling, whether by retail or auction, or hiring. SI Definition of shop however would not cover as this term is separately defined.	roadside stall means a place or temporary structure used for the retail sale of agricultural produce or hand crafted goods (or both) produced from the property on which the stall is situated or from an adjacent property. Note. See clause 5.4 for controls relating to the gross floor area of roadside stalls. Roadside stalls are a type of retail premises—see the definition of that term in this Dictionary.	Include use as it may be appropriate with development consent. Permitted with consent in B1 & B2 Zones. Clause 5.4 provides that GFA must not exceed 8 square metres.
	No like definition under Leichhardt LEP 2000 relates	rural supplies means a building or place used for	Do not include.

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	to rural activities.	the display, sale or hire of stockfeeds, grains, seed, fertilizers, veterinary supplies and other goods or materials used in farming and primary industry production. Note. Rural supplies are a type of retail premises—see the definition of that term in this Dictionary.	This is intended for rural areas and is inappropriate for this site.
	Shop – see above.	Shop – see above.	Include shops.
	Timber yard means a building or place used for the cutting, processing or storage of timber from logs or baulks.	timber yard means a building or place the principal purpose of which is the sale of sawn, dressed or treated timber, wood fibre boards or similar timber products. It may include the cutting of such timber, boards or products to order and the sale of hardware, paint, tools and materials used in conjunction with the use and treatment of timber. Note. Timber yards are a type of retail premises—see the definition of that term in this Dictionary.	Do not include. This use does not fall within the LEP 2000 definition of commercial premises. Unsuitable use for this now fully redeveloped, predominantly residential site.
	Motor showroom means a building or place used for the display or sale of motor vehicles, caravans or boats, whether or not motor vehicle accessories, caravan accessories or boat accessories are also sold or displayed there.	vehicle sales or hire premises means a building or place used for the display, sale or hire of motor vehicles, caravans, boats, trailers, agricultural machinery and the like, whether or not accessories are sold or displayed there. Note. Vehicle sales or hire premises are a type of retail premises—see the definition of that term in this Dictionary.	Do not include. This use does not fall within the LEP 2000 definition of commercial premises. Unsuitable use for this now fully redeveloped, predominantly residential site.
Community facility	Community facility means a building or place which may provide for the physical, social, cultural or intellectual development or welfare of the local community and may comprise or relate to any one or more of the following: (a) a public library, (b) public health services,	community facility means a building or place: (a) owned or controlled by a public authority or non-profit community organisation, and (b) used for the physical, social, cultural or intellectual development or welfare of the community,	Permissible with consent in Zone R1.

Permissible LEP 2000 Business Zone	Leichhardt LEP 2000 Definition	Comparable SILEP term	Comments/Action
	(c) rest rooms, (d) meeting rooms, (e) indoor recreation, (f) child minding, (g) a youth facility, (h) any other like place or use, but does not include a building or place elsewhere defined in this Schedule. Recreation area means: (a) an area used for sporting activities or sporting facilities, or (b) an area used to provide facilities for recreational activities which promote the physical, cultural or intellectual welfare of persons within the community, being facilities provided by: (i) the Council, or (ii) a body of persons associated for the purpose of the physical, cultural or intellectual welfare of persons within the community, but does not include a club, racecourse or a showground or other place elsewhere defined in this Schedule. Youth facility means a building or place specifically designed for use by youths for recreation, meetings or education, and may include administration facilities and amenities for the youth and supervisors or co-ordinators, but does not include any other build	but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.	
Depot	Depot means a building or place used for the storage, repair, servicing or garaging (but not sale) of plant, machinery, vehicles, goods or materials used or intended to be used by the owner or occupier of the building or place, but does not include a building or place elsewhere defined in this Schedule.	truck depot means a building or place used for the servicing and parking of trucks, earthmoving machinery and the like.	Do not include. Unsuitable use for this now fully redeveloped, predominantly residential site.
Dwelling	Dwelling means a room or suite of rooms occupied	dwelling means a room or suite of rooms occupied	The definitions are equivalent however in the SI

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	or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile.	or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile. residential accommodation means a building or place used predominantly as a place of residence, and includes any of the following: (a) attached dwellings, (b) boarding houses, (c) dual occupancies, (d) dwelling houses, (e) group homes, (f) hostels, (g) multi dwelling housing, (h) residential flat buildings, (i) rural workers' dwellings, (j) secondary dwellings, (k) semi-detached dwellings, (l) seniors housing, (m) shop top housing,	dwellings is not a land use term. Residential accommodation permissible with consent in Zone R1.

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		but does not include tourist and visitor accommodation or caravan parks.	
Educational establishment	Educational establishment means a building, or buildings, used as a school, college, technical college, TAFE establishment, academy, lecture hall, gallery or museum, but does not include a building used wholly or principally as a child care facility.	educational establishment means a building or place used for education (including teaching), being: (a) a school, or (b) a tertiary institution, including a university or a TAFE establishment, that provides formal education and is constituted by or under an Act.	Permissible with consent in Zone R1.
Exhibition home	Exhibition home means an unoccupied dwelling available for public inspection and used for display purposes.	exhibition home means 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.	Permissible with consent in Zone R1.
Group home	Group homes means dwellings as described in State Environmental Planning Policy No 9-Group Homes. SEPP No 9 (repealed 2007) group home means a dwelling that is a permanent group home or a transitional group home	group home means a permanent group home or a transitional group home. Note. Group homes are a type of residential accommodation—see the definition of that term in this Dictionary.	Definitions equivalent. Group homes permissible with consent in Zone R1. Covered by residential accommodation.
Health care premises	Health care premises means premises forming part of, or attached to or within the curtilage of, a dwelling comprised of not more than 3 consulting rooms, being rooms that are: (a) used only by legally qualified medical practitioners, or other health care professionals, who practise the profession of medicine, dentistry or health care, respectively, in them, and (b) used by not more than 3 such persons in total who employ a total of not more than 3 employees at any one time in connection with all of the practices.	health consulting rooms means premises comprising one or more rooms within (or within the curtilage of) a dwelling house used by not more than 3 health care professionals at any one time. Note. Health consulting rooms are a type of health services facility—see the definition of that term in this Dictionary.	The definitions are generally equivalent and refer to the same activity, however the Leichhardt definition also restricts employees to 3 at any time in all of the practices. Permissible with consent in Zone R1.

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High impact telecommunications facility	High impact telecommunication facility means a facility that is not defined in the Telecommunications (Low-impact Facilities) Determination 1997 of the Commonwealth, made under the Telecommunications Act 1997 of the Commonwealth, and includes the following: (a) overhead telecommunication lines, and (b) a telecommunication tower that is not attached to a building, and (c) a telecommunication tower attached to a building and more than 5 metres high, and (d) an extension to a telecommunication tower that has previously been extended, and (e) an extension to any other telecommunication tower, if the extension is more than 5 metres high, and (f) any telecommunication facility on the site of a heritage item.	telecommunications facility means: (a) any part of the infrastructure of a telecommunications network, or (b) any line, cable, optical fibre, fibre access node, interconnect point equipment, apparatus, tower, mast, antenna, dish, tunnel, duct, hole, pit, pole or other structure in connection with a telecommunications network, or (c) any other thing used in or in connection with a telecommunications network.	Covered by provisions of State Environmental Planning Policy (Infrastructure) 2007 Do not include.
high technology industry	high technology industry means a building or place predominantly used to carry out an industrial activity that involves any of the following: (a) electronic or micro-electronic systems, goods or components, (b) information technology (such as computer software or hardware), (c) instrumentation or instruments of a scientific, industrial, technological, medical or similar nature, (d) biological, pharmaceutical, medical or paramedical systems, goods or components, (e) film, television or multi-media technologies, including any post production systems, goods or	high technology industry means a building or place predominantly used to carry out an industrial activity that involves any of the following: (a) electronic or micro-electronic systems, goods or components, (b) information technology (such as computer software or hardware), (c) instrumentation or instruments of a scientific, industrial, technological, medical or similar nature, (d) biological, pharmaceutical, medical or paramedical systems, goods or components, (e) film, television or multi-media technologies, including any post production systems, goods or	Definitions equivalent. Do not include. Unsuitable use for this now fully redeveloped, predominantly residential site.

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	components, (f) telecommunications systems, goods or components, (g) sustainable energy technologies, (h) any other goods, systems or components intended for use in a science or technology related field, but does not include a building or place used to carry out an industrial activity that presents a hazard or potential hazard to the neighbourhood or that, because of the scale and nature of the processes involved, interferes with the amenity of the neighbourhood. Note. High technology industries are a type of light industry—see the definition of that term in this Dictionary	components, (f) telecommunications systems, goods or components, (g) sustainable energy technologies, (h) any other goods, systems or components intended for use in a science or technology related field, but does not include a building or place used to carry out an industrial activity that presents a hazard or potential hazard to the neighbourhood or that, because of the scale and nature of the processes involved, interferes with the amenity of the neighbourhood. Note. High technology industries are a type of light industry—see the definition of that term in this Dictionary	
Home based employment	Home based employment means a business carried out in a dwelling or within an allotment that is the site of a dwelling, but only if: (a) the business is undertaken by the permanent residents, and (b) no, or not more than two, non-residents are employed at the premises at any one time in addition to the permanent residents, and (c) the business does not interfere with amenity, in particular because of traffic movement, parking demand and working hours, and (d) the business does not require provision of any essential service main of a greater capacity than that available in the locality.	home business means a business carried on in a dwelling, or in a building ancillary to a dwelling, by one or more permanent residents of the dwelling that does not involve: a) the employment of more than 2 persons other than those residents, or (b) interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise, or (c) the exposure to view, from any adjacent premises or from any public place, of any unsightly matter, or (d) the exhibition of any notice, advertisement or sign (other than a notice, advertisement or sign exhibited on that dwelling to indicate the name of the resident and the business carried on in the dwelling), or	Definitions largely equivalent. Do not include reference in schedule. Unnecessary. Home businesses permissible with consent in Zone R1. Exempt development under SEPP: Exempt and Complying Codes 2007

Permissible LEP 2000 Business Zone	Leichhardt LEP 2000 Definition	Comparable SILEP term	Comments/Action
		(e) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail, except for goods produced at the dwelling or building, but does not include bed and breakfast accommodation, home occupation (sex services) or sex services premises. Note. See clause 5.4 for controls relating to the floor area used to carry on the business.	
Home industry	Home industry means a dwelling (or a building ancillary to a dwelling) used by one or more permanent residents of the dwelling to carry out an industrial activity that does not involve any of the following: (a) the employment of more than 2 persons other than those residents, (b) interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise, (c) the exposure to view, from any adjacent premises or from any public place, of any unsightly matter, (d) the exhibition of any signage (other than a business identification sign), (e) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail, except for goods produced at the dwelling or building, but does not include bed and breakfast accommodation,	home industry means a light industry carried on in a dwelling, or in a building ancillary to a dwelling, by one or more permanent residents of the dwelling that does not involve: (a) the employment of more than 2 persons other than those residents, or (b) interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise, or (c) the exposure to view, from any adjacent premises or from any public place, of any unsightly matter, or (d) the exhibition of any notice, advertisement or sign (other than a notice, advertisement or sign exhibited on that dwelling to indicate the name of the resident and the light industry carried on in the dwelling), or (e) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail, except for goods produced at the dwelling or building, but does not include bed and breakfast accommodation or sex services premises. Note. See clause 5.4 for controls relating to the	Definitions are identical as SI LEP definition was used in LEP amendment. Do not include reference in schedule. Unnecessary. Home businesses permissible with consent in Zone R1. Exempt development under SEPP: Exempt and Complying Codes 2007

Permissible LEP 2000 Business Zone	Leichhardt LEP 2000 Definition	Comparable SILEP term	Comments/Action
	brothels or sex shops. Note. Home industries are a type of <i>light industry</i> —see the definition of that term in this Glossary.	floor area used to carry on the light industry.	
Hospital	Hospital means a building or place used for the purpose of providing professional health care services (such as preventative or convalescent care, diagnosis, medical or surgical treatment, care for people with developmental disabilities, psychiatric care or counselling and services provided by health care professionals), and includes: (a) ancillary facilities for the accommodation of nurses or other health care workers, ancillary shops or refreshment rooms and ancillary accommodation for persons receiving health care or for their visitors, (b) facilities situated in the building or at the place and used for educational or research purposes, whether or not they are used only by hospital staff or health care workers, and whether or not any such use is a commercial use, (c) a medical centre, (d) a health clinic, (e) any such building or place within a corrective or reformatory establishment, (f) a nursing home, (g) a special needs home.	hospital means a building or place used for the purpose of providing professional health care services (such as preventative or convalescent care, diagnosis, medical or surgical treatment, psychiatric care or care for people with disabilities, or counselling services provided by health care professionals) to people admitted as in-patients (whether or not out-patients are also cared for or treated there), and includes ancillary facilities for (or that consist of) any of the following: (a) day surgery, day procedures or health consulting rooms, (b) accommodation for nurses or other health care workers, (c) accommodation for persons receiving health care or for their visitors, (d) shops or refreshment rooms, (e) transport of patients, including helipads, ambulance facilities and car parking, (f) educational purposes or any other health-related use, (g) research purposes (whether or not it is carried out by hospital staff or health care workers or for commercial purposes), (h) chapels, (i) hospices, (j) mortuaries	Definitions largely equivalent. Do not include. Hospitals permissible by way of the provisions of State Environmental Planning Policy (Infrastructure) 2007.
Hotel	Hotel means premises, including a tavern, specified	pub means licensed premises under the Liquor Act	Definitions largely equivalent.

Permissible LEP 2000 Business Zone	Leichhardt LEP 2000 Definition	Comparable SILEP term	Comments/Action
	or proposed to be specified in a hotelier's licence granted under the Liquor Act 1982, whether or not the premises provide accommodation.	2007 the principal purpose of which is the retail sale of liquor for consumption on the premises, whether or not the premises include hotel or motel accommodation and whether or not food is sold or entertainment is provided on the premises. Note. Pubs are a type of food and drink premises—see the definition of that term in this Dictionary.	Do not include. Unsuitable use for this now fully redeveloped, predominantly residential site.
Housing for seniors of people with a disability	Housing for seniors or people with a disability means residential accommodation intended to be used permanently as housing for the accommodation of seniors or people with a disability as defined in State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 and includes ancillary facilities.	seniors housing means a building or place that is: (a) a residential care facility, or (b) a hostel within the meaning of clause 12 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, or (c) a group of self-contained dwellings, or (d) a combination of any of the buildings or places referred to in paragraphs (a)–(c), and that is, or is intended to be, used permanently for: (e) seniors or people who have a disability, or (f) people who live in the same household with seniors or people who have a disability, or (g) staff employed to assist in the administration of the building or place or in the provision of services to persons living in the building or place, but does not include a hospital. Note. Seniors housing is a type of residential accommodation—see the definition of that term in this Dictionary.	Definitions largely equivalent. Seniors housing permissible with consent in Zone R1. Covered by residential accommodation.

Permissible LEP 2000 Business Zone	Leichhardt LEP 2000 Definition	Comparable SILEP term	Comments/Action
Industry	Industry means: (a) any manufacturing, production, assembly or research process, or (b) the breaking up or dismantling of any goods or any article for trade, sale or gain or ancillary to any business, or (c) the winning of extractive material, but does not include a light industry.	industry means any of the following: (a) general industry, (b) heavy industry, (c) light industry, but does not include: (d) rural industry, or (e) extractive industry, or (f) mining.	The definitions are not generally equivalent, SI breaks it down into sub terms whereas the Leichhardt LEP definition was the only industrial definition provided for in the plan until the Amendment 19 which included light industry. Also Leichhardt's definition includes extractive industry, while this is excluded under the Standard Instrument. Do not include. Unsuitable use for this now fully redeveloped, predominantly residential site.
Jetty	Jetty means a small pier or wharf, but does not include a building or structure elsewhere defined in the Plan.	jetty means a horizontal decked walkway providing access from the shore to the waterway and is generally constructed on a piered or piled foundation.	The definitions relate to the same structure and are broadly equivalent but take different approaches Permissible with consent in Zone R1
Kiosk	Kiosk means a structure used for the provision of food and drink for the refreshment of users of the open space in which it is situated. That use must be secondary to the principal use of the open space.	kiosk means premises that are used for the purposes of selling food, light refreshments and other small convenience items such as newspapers, films and the like. Note. See clause 5.4 for controls relating to the gross floor area of a kiosk. Kiosks are a type of retail premises—see the definition of that term in this Dictionary.	The definition of kiosk under Leichhardt LEP is not equivalent as it refers only to an operation directly related to the use of a specific area of open space. The definitions of kiosk under the Standard Instrument and local shop under Leichhardt LEP are most closely equivalent as they relate to the same type and scale of activity. Include kiosk. Use may be appropriate with development consent.
Light industry	Light industry means a building or place used to carry out an industrial activity that does not interfere with the amenity of the neighbourhood by reason of noise, vibration, smell, fumes, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or otherwise, and includes any of the following:	light industry means a building or place used to carry out an industrial activity that does not interfere with the amenity of the neighbourhood by reason of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or otherwise, and includes any	Definitions are identical as SI LEP definition was used in LEP amendment. Do not include. Unsuitable use for this now fully redeveloped, predominantly residential site.

Permissible LEP 2000 Business Zone	Leichhardt LEP 2000 Definition	Comparable SILEP term	Comments/Action
	(a) high technology industry, (b) home industry.	of the following: (a) high technology industry, (b) home industry. Note. Light industries are a type of industry—see the definition of that term in this Dictionary.	
Local shop	Local shop means a shop having a gross floor area used for retail purposes not exceeding 60 square metres that is used principally for the provision of convenience goods and services for the benefit of occupants of the immediate locality and includes a milk bar, newsagent, video library, laundrette and the like, but does not include a refreshment room.	neighbourhood shop means premises used for the purposes of selling general merchandise such as foodstuffs, personal care products, newspapers and the like to provide for the day-to-day needs of people who live or work in the local area, and may include ancillary services such as a post office, bank or dry cleaning, but does not include restricted premises. Note. See clause 5.4 for controls relating to the retail floor area of neighbourhood shops. Neighbourhood shops are a type of shop—see the definition of that term in this Dictionary.	The definitions are generally equivalent. Include the group term shop see above.
Low impact telecommunications facility	Low impact telecommunication facility means a facility as defined in the Telecommunications (Low-impact Facilities Determination 1997 of the Commonwealth, made under the Telecommunications Act 1997 of the Commonwealth.	telecommunications facility means: (a) any part of the infrastructure of a telecommunications network, or (b) any line, cable, optical fibre, fibre access node, interconnect point equipment, apparatus, tower, mast, antenna, dish, tunnel, duct, hole, pit, pole or other structure in connection with a telecommunications network, or (c) any other thing used in or in connection with a telecommunications network.	Covered by provisions of State Environmental Planning Policy (Infrastructure) 2007 Do not include.
Marine refuelling	Marine refuelling facility means a depot, building, wharf or place for the storage, distribution and sale	marina means a permanent boat storage facility (whether located wholly on land, wholly on a	The definitions are not equivalent, but represent the best fit definitions from the two documents. Both

Permissible LEP 2000 Business Zone	Leichhardt LEP 2000 Definition	Comparable SILEP term	Comments/Action
station	of petrol, oil, petroleum or other fuels and water to vessels and may include an integrated sewerage pump-out system, but does not include a marina.	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.	definitions encompass facilities for the fuelling of boats, however the Leichhardt LEP definition specifically excludes a marina. Do not include. Unsuitable use for this now fully redeveloped, predominantly residential site.
Markets	Markets means the use of land on a temporary basis for the purpose of selling goods or providing services, but does not include a land use elsewhere defined in this Schedule.	market means an open-air area, or an existing building, that is used for the purpose of selling, exposing or offering goods, merchandise or materials for sale by independent stall holders, and includes temporary structures and existing permanent structures used for that purpose on an intermittent or occasional basis. Note. Markets are a type of retail premises—see the definition of that term in this Dictionary.	Do not include. This use does not fall within the LEP 2000 definition of commercial premises. Unsuitable use for these now fully redeveloped, predominantly residential sites.
Motel	Motel means a building or buildings (other than a hotel, boarding house, bed and breakfast accommodation, backpacker hostel or private hotel) primarily used for the overnight accommodation of travellers and their vehicles, whether or not the building or buildings are also used in the provision	hotel or motel accommodation means a building or place (whether or not licensed premises under the Liquor Act 2007) that provides temporary or short-term accommodation on a commercial basis and that:	Do not include. Unsuitable use for these now fully redeveloped, predominantly residential sites

Permissible LEP 2000 Business Zone	Leichhardt LEP 2000 Definition	Comparable SILEP term	Comments/Action
	of meals to those travellers or the general public.	(a) comprises rooms or self-contained suites, and (b) may provide meals to guests or the general public and facilities for the parking of guests' vehicles, but does not include backpackers' accommodation, a boarding house, bed and breakfast accommodation or farm stay accommodation. Note. Hotel or motel accommodation is a type of tourist and visitor accommodation—see the definition of that term in this Dictionary.	
Motor showroom	Motor showroom means a building or place used for the display or sale of motor vehicles, caravans or boats, whether or not motor vehicle accessories, caravan accessories or boat accessories are also sold or displayed there.	vehicle sales or hire premises means a building or place used for the display, sale or hire of motor vehicles, caravans, boats, trailers, agricultural machinery and the like, whether or not accessories are sold or displayed there. Note. Vehicle sales or hire premises are a type of retail premises—see the definition of that term in this Dictionary.	Do not include. Unsuitable use for these now fully redeveloped, predominantly residential sites
Place of assembly	Place of assembly means a building or place used for functions, conferences, theatre, cinema, concerts or dances or for any other similar use, and whether used for the purpose of gain or not, but does not include a place of public worship or an educational establishment.	entertainment facility means a theatre, cinema, music hall, concert hall, dance hall and the like, but does not include a pub, nightclub or registered club.	The definitions are equivalent. Do not include. Unsuitable use for these now fully redeveloped, predominantly residential sites
Place of public worship	Place of public worship means 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.	place of public worship means 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.	The definitions are equivalent. Permissible with consent in Zone R1.

Permissible LEP 2000 Business Zone	Leichhardt LEP 2000 Definition	Comparable SILEP term	Comments/Action
Police facilities	Police facilities means any building, structure or place required for the carrying out of usual police business.	emergency services facility means a building or place (including a helipad) used in connection with the provision of emergency services by an emergency services organisation.	Permissible by way of provisions of State Environmental Planning Policy (Infrastructure) 2007 The Leichhardt LEP definition of police facilities would now be encapsulated in the Standard Instrument definition of emergency services facility, which is broader.
Port uses	Port uses means the use of land or buildings in connection with the carrying of goods or persons by water for business or commercial purposes and for which a direct connection with the waterfront is essential.	port facilities means 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: (a) facilities for the embarkation or disembarkation of passengers onto or from any vessels, including public ferry wharves, (b) facilities for the loading or unloading of freight onto or from vessels and associated receipt, land transport and storage facilities, (c) wharves for commercial fishing operations, (d) refuelling, launching, berthing, mooring, storage or maintenance facilities for any vessel, (e) sea walls or training walls, (f) administration buildings, communication, security and power supply facilities, roads, rail lines, pipelines, fencing, lighting or car parks.	Do not include. Unsuitable use for these now fully redeveloped, predominantly residential sites
Private hotel	Private hotel means a hotel used primarily for short-term residential purposes which is not licensed under the Liquor Act 1982 and does not include a building or place elsewhere defined in this Schedule.	hotel or motel accommodation means a building or place (whether or not licensed premises under the Liquor Act 2007) that provides temporary or short-term accommodation on a commercial basis and that: (a) comprises rooms or self-contained suites, and (b) may provide meals to guests or the general public and facilities for the parking of guests'	Do not include. Unsuitable use for these now fully redeveloped, predominantly residential sites

Permissible LEP 2000 Business Zone	Leichhardt LEP 2000 Definition	Comparable SILEP term	Comments/Action
		vehicles, but does not include backpackers' accommodation, a boarding house, bed and breakfast accommodation or farm stay accommodation. Note. Hotel or motel accommodation is a type of tourist and visitor accommodation—see the definition of that term in this Dictionary.	
Public building	Public building means a building used as offices or for administrative or other like purposes by the Crown, a statutory body, a council, Australia Post or an organisation established for public purposes.	public administration building means 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.	Permissible with consent in Zone R1.
Public transport stop	Public transport stop means a building or place used for the assembly and dispersal of passengers travelling by public transport.	passenger transport facility means 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.	Definitions are not equivalent. Do not include. Unsuitable use for these now fully redeveloped, predominantly residential sites
Recreation area	Recreation area means: (a) an area used for sporting activities or sporting facilities, or (b) an area used to provide facilities for recreational activities which promote the physical, cultural or intellectual welfare of persons within the community, being facilities provided by: (i) the Council, or (ii) a body of persons associated for the purpose of the physical, cultural or intellectual welfare of persons within the community, but does not include a club, racecourse or a showground or other place elsewhere defined in this Schedule.	recreation area means a place used for outdoor recreation that is normally open to the public, and includes: (a) a children's playground, or (b) an area used for community sporting activities, or (c) a public park, reserve or garden or the like, and any ancillary buildings, but does not include a recreation facility (indoor), recreation facility (major) or recreation facility (outdoor).	The definitions are generally equivalent. Permissible with consent in Zone R1.

Permissible LEP 2000 Business Zone	Leichhardt LEP 2000 Definition	Comparable SILEP term	Comments/Action
Recreation facility	Recreation facility means a building or place used for indoor or outdoor recreation, or a table tennis centre, squash court, swimming pool, gymnasium, health studio or bowling alley, or any other building of a like character used for recreation, whether used for the purpose of gain or not, but does not include a place of assembly.	recreation facility (indoor) means 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. recreation facility (outdoor) means 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). recreation facility (major) means 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.	The definitions are not equivalent, although the recreation facility (indoor) definition elements that refer to indoor activities are similar. LEP 2000 definition covers all types of recreation facilities whereas the Standard Instrument separates these. Include recreation facility (indoor) as permissible with consent in Zone R1 Do not include recreation facility (outdoor) and recreation facility (major) as unsuitable uses for these now fully redeveloped, predominantly residential sites
Refreshment room	Refreshment room means a building or place, the principal use of which is the provision of food to people for consumption on the premises, and includes a restaurant, café, tea room, eating house	restaurant or cafe means a building or place the principal purpose of which is the preparation and serving, on a retail basis, of food and drink to people for consumption on the premises, whether	Definitions are equivalent. Include.

Permissible LEP 2000 Business Zone	Leichhardt LEP 2000 Definition	Comparable SILEP term	Comments/Action
	or the like, but does not include a kiosk.	or not liquor, takeaway meals and drinks or entertainment are also provided. Note. Restaurants or cafes are a type of food and drink premises—see the definition of that term in this Dictionary.	
Residential development	Residential development means development for the purpose of bed and breakfast accommodation, boarding houses, boatsheds, dwellings, exhibition homes, group homes, home based employment or housing for seniors or people with a disability.	• Residential accommodation • Bed and breakfast accommodation • Boarding houses • Boatsheds • Exhibition home Group homes • Home business • Seniors housing	Permissible with consent in Zone R1.
Road	Road means a way open to the public for the passage of vehicles, persons and animals, including: (a) any bridge, tunnel, causeway, road-ferry, ford, street, lane, pathway, footpath, cycleway, nature strip, crossing, by-pass, thoroughfare and trackway, or other work or structure forming part of the road, and (b) the airspace above the surface of the road, and (c) the soil beneath the surface of the road.	road means a public road or a private road within the meaning of the Roads Act 1993, and includes a classified road.	The definitions are not equivalent as the Standard Instrument definition is much more specific, but they relate to the same thing. Unnecessary as Roads are permissible with consent in all zones.
Service station	Service station means a building or place used for the fuelling of motor vehicles or the repair and servicing of motor vehicles, whether or not the building or place is also used for any one or more of the following purposes: (a) the sale by retail of petrol, oil and other petroleum products and spare parts and	service station means a building or place used for the sale by retail of fuels and lubricants for motor vehicles, whether or not the building or place is also used for any one or more of the following: (a) the ancillary sale by retail of spare parts and accessories for motor vehicles, (b) the cleaning of motor vehicles, (c) installation of accessories,	Definitions are equivalent. Do not include. Unsuitable use for these now fully redeveloped, predominantly residential sites

Permissible LEP 2000 Business Zone	Leichhardt LEP 2000 Definition	Comparable SILEP term	Comments/Action
	accessories for motor vehicles, (b) washing and greasing of motor vehicles, (c) installation of motor vehicle accessories.	(d) inspecting, repairing and servicing of motor vehicles (other than body building, panel beating, spray painting, or chassis restoration), (e) the ancillary retail selling or hiring of general merchandise or services or both.	
Service apartment	Serviced apartment means a building or part of a building containing two or more dwellings which are cleaned and serviced by the owner or manager of the building or the owner's or manager's agent, and which provides short-term accommodation for travellers or tourists, but does not include a building or place elsewhere defined in this Schedule.	serviced apartment means a building (or part of a building) providing self-contained accommodation to tourists or visitors on a commercial basis and that is regularly serviced or cleaned by the owner or manager of the building or part of the building or the owner's or manager's agents. Note. Serviced apartments are a type of tourist and visitor accommodation—see the definition of that term in this Dictionary.	The definitions are equivalent. Do not include. Unsuitable use for these now fully redeveloped, predominantly residential sites
Sex shop	Sex shop means a shop in which articles primarily associated with sexual activities are sold.	restricted premises means 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.	The definitions are not equivalent; however sex shops are one of a number of uses covered within the Standard Instrument definition of restricted premises. Do not include. Unsuitable use for these now fully redeveloped, predominantly residential sites
Shop	Shop means a building or place used for selling, whether by retail or auction, or hiring.	shop means premises that sell merchandise such as groceries, personal care products, clothing, music, homewares, stationery, electrical goods or the like or that hire any such merchandise, and includes a neighbourhood shop, but does not include food and drink premises or restricted premises. Note. Shops are a type of retail premises—see the definition of that term in this Dictionary.	Include shop.

Permissible LEP 2000 Business Zone	Leichhardt LEP 2000 Definition	Comparable SILEP term	Comments/Action
Special needs home	Special needs home means a dwelling that is: (a) used to provide accommodation for the purpose of relief or rehabilitation for persons with special needs, whether or not those persons are related, and (b) a household environment for persons with special needs, and (c) occupied by the persons referred to in paragraph (a) as a single household, with or without paid or unpaid supervision or care, with or without payment for board and lodging being required.	group home means a permanent group home or a transitional group home. Note. Group homes are a type of residential accommodation—see the definition of that term in this Dictionary.	Permissible with consent within Zone R1.
Transport depot	Transport depot means a building or place used for servicing, repair or garaging of vehicles used for transporting the public.	transport depot means 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.	The definitions are generally equivalent. Do not include. Unsuitable use for these now fully redeveloped, predominantly residential sites
Veterinary facility	Veterinary facility means a building or place used for diagnosing or surgically or medically treating animals, whether or not animals are kept on the premises for the purposes of treatment. It may also provide short-term accommodation for domestic pets.	veterinary hospital means 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.	The definitions are generally equivalent, however The definition under Leichhardt LEP also allows for the boarding of pets. Do not include. Unsuitable use for these now fully redeveloped, predominantly residential sites
Water based commercial and recreational facility	Water-based commercial and recreational facility means a commercial use of a building associated with the servicing, temporary mooring, launching and storage of boats used for recreation or associated with other water-based recreational pursuits.	boat repair facility means 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.	The definitions are not equivalent, however both relate to the servicing or maintenance of boats. Do not include. Unsuitable use for these now fully redeveloped, predominantly residential sites

Permissible LEP 2000 Business Zone	Leichhardt LEP 2000 Definition	Comparable SILEP term	Comments/Action
Youth facility	Youth facility means a building or place specifically designed for use by youths for recreation, meetings or education, and may include administration facilities and amenities for the youth and supervisors or co-ordinators, but does not include any other building or place elsewhere defined in the Plan.	community facility means a building or place: (a) owned or controlled by a public authority or non-profit community organisation, and (b) used for the physical, social, cultural or intellectual development or welfare of the community, but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.	Youth facility is encapsulated within the SI definition of community facility. Permissible with consent in Zone R1.

4. Rosebery Place, Balmain (Former Oil Mill Buildings) being Lots 1-3, SP 60159, Lots 5-9, SP 62009 and Lots 1-20, SP 60158.

7. Terry Street, Rozelle (Balmain Cove & Balmain Shores) being Lot 84, SP 72790, Lot 85, SP 72790, and Lot 1 SP 58291.

Use listed in Schedule 1 of LEP 2000	Leichhardt LEP 2000 Definition	Comparable SILEP term	Comments/Action
Grocery and food shops	Local shop means a shop having a gross floor area used for retail purposes not exceeding 60 square metres that is used principally for the provision of convenience goods and services for the benefit of occupants of the immediate locality and includes a milk bar, newsagent, video library, laundrette and the like, but does not include a refreshment room. Shop means a building or place used for selling, whether by retail or auction, or hiring.	shop means premises that sell merchandise such as groceries, personal care products, clothing, music, homewares, stationery, electrical goods or the like or that hire any such merchandise, and includes a neighbourhood shop, but does not include food and drink premises or restricted premises. Note. Shops are a type of retail premises—see the definition of that term in this Dictionary. neighbourhood shop means premises used for the purposes of selling general merchandise such	Include shop.

Use listed in Schedule 1 of LEP 2000	Leichhardt LEP 2000 Definition	Comparable SILEP term	Comments/Action
		as foodstuffs, personal care products, newspapers and the like to provide for the day-to-day needs of people who live or work in the local area, and may include ancillary services such as a post office, bank or dry cleaning, but does not include restricted premises. Note. See clause 5.4 for controls relating to the retail floor area of neighbourhood shops. Neighbourhood shops are a type of shop see the definition of that term in this Dictionary.	
Hotels, or taverns,	Hotel means premises, including a tavern, specified or proposed to be specified in a hotelier's licence granted under the Liquor Act 1982, whether or not the premises provide accommodation.	pub means licensed premises under the Liquor Act 2007 the principal purpose of which is the retail sale of liquor for consumption on the premises, whether or not the premises include hotel or motel accommodation and whether or not food is sold or entertainment is provided on the premises. Note. Pubs are a type of food and drink premises—see the definition of that term in this Dictionary.	Do not include. Unsuitable use for these now fully redeveloped, predominantly residential sites.
Motels	Motel means a building or buildings (other than a hotel, boarding house, bed and breakfast accommodation, backpacker hostel or private hotel) primarily used for the overnight accommodation of travellers and their vehicles, whether or not the building or buildings are also used in the provision of meals to those travellers or the general public.	hotel or motel accommodation means a building or place (whether or not licensed premises under the Liquor Act 2007) that provides temporary or short-term accommodation on a commercial basis and that: · (a) comprises rooms or self-contained suites, and · (b) may provide meals to guests or the general public and facilities for the parking of guests vehicles, but does not include backpackers accommodation, a boarding house, bed and	Do not include. Unsuitable use for these now fully redeveloped, predominantly residential sites.

Use listed in Schedule 1 of LEP 2000	Leichhardt LEP 2000 Definition	Comparable SILEP term	Comments/Action
		breakfast accommodation or farm stay accommodation. Note. Hotel or motel accommodation is a type of tourist and visitor accommodation see the definition of that term in this Dictionary.	
Refreshment rooms	Refreshment room means a building or place, the principal use of which is the provision of food to people for consumption <u>on the premises</u> , and includes a restaurant, <u>café, tea room, eating house or the like</u> , but does not include a kiosk.	restaurant or cafe means a building or place the principal purpose of which is the preparation and serving, on a retail basis, of food and drink to people for consumption on the premises, whether or not liquor, takeaway meals and drinks or entertainment are also provided.	Definitions are equivalent. Include restaurant or café.
Serviced apartments	Serviced apartment means a building or part of a building containing two or more dwellings which are cleaned and serviced by the owner or manager of the building or the owner's or manager's agent, and which provides short-term accommodation for travellers or tourists, but does not include a building or place elsewhere defined in this Schedule.	serviced apartment means a building (or part of a building) providing self-contained accommodation to tourists or visitors on a commercial basis and that is regularly serviced or cleaned by the owner or manager of the building or part of the building or the owner's or manager's agents. Note. Serviced apartments are a type of tourist and visitor accommodation—see the definition of that term in this Dictionary.	Do not include. Unsuitable use for these now fully redeveloped, predominantly residential sites.
	Commercial premises means a building or place used as an office or for other business or commercial purposes, but does not include a building or place used for a purpose elsewhere specifically defined in this Schedule.	commercial premises means any of the following: (a) <i>business premises</i> , (b) <i>office premises</i> , (c) <i>retail premises</i> . See detail below – shop. business premises means a building or place at or on which: (a) an occupation, profession or trade (other than an industry) is carried on for the provision of	Do not include group term commercial premises. Some of the uses permissible within the Standard Instrument retail premises group term are not equivalent to LEP 2000 definition and are unsuitable for these now redeveloped, predominantly residential sites. Specific uses which fall within the retail premises group term such as shops, restaurants and cafes should be included. See below. Business premises and office premises are

Use listed in Schedule 1 of LEP 2000	Leichhardt LEP 2000 Definition	Comparable SILEP term	Comments/Action
		services directly to members of the public on a regular basis, or (b) a service is provided directly to members of the public on a regular basis, and includes a funeral home and, without limitation, premises such as banks, post offices, hairdressers, dry cleaners, travel agencies, internet access facilities, betting agencies and the like, but does not include an entertainment facility, home business, home occupation, home occupation (sex services), medical centre, restricted premises, sex services premises or veterinary hospital. Note. Business premises are a type of commercial premises—see the definition of that term in this Dictionary. office premises means a building or place used for the purpose of administrative, clerical, technical, professional or similar activities that do not include dealing with members of the public at the building or place on a direct and regular basis, except where such dealing is a minor activity (by appointment) that is ancillary to the main purpose for which the building or place is used. Note. Office premises are a type of commercial premises—see the definition of that term in this Dictionary.	generally equivalent to LEP definition commercial premises and should be included.
		retail premises means a building or place used for the purpose of selling items by retail, or hiring or displaying items for the purpose of selling them or hiring them out, whether the items are goods or materials (or whether also sold by wholesale), and includes any of the following:	This was included in the 2010 Draft LEP however the definition was amended in 2011 to list specific retail uses. Do not include the retail premises group term because some of the permissible uses are:

Use listed in Schedule 1 of LEP 2000	Leichhardt LEP 2000 Definition	Comparable SILEP term	Comments/Action
		(a) bulky goods premises, (b) cellar door premises, (c) food and drink premises, (d) garden centres, (e) hardware and building supplies, (f) kiosks, (g) landscaping material supplies, (h) markets, (i) plant nurseries, (j) roadside stalls, (k) rural supplies, (l) shops, (m) timber yards, (n) vehicle sales or hire premises, but does not include highway service centres, service stations, industrial retail outlets or restricted premises.	- inconsistent with the LEP 2000 definition of commercial premises and are defined elsewhere; - or unsuitable for these now fully redeveloped, predominantly residential sites. Specific uses such as shops, restaurants and cafes should be included. See below.
	Bulky goods retailing means a building or place used for the sale by retail or auction, or the hire or display, of items (whether goods or materials) which are of such a size, shape or weight as to require: (a) a large area for handling, storage or display, or (b) direct vehicular access to the site of the building or place by members of the public, for the purpose of loading items into their vehicles after purchase, but does not include a building or place used for a motor showroom or for the sale of foodstuffs or clothing.	bulky goods premises means a building or place the principal purpose of which is the sale, hire or display of bulky goods, being goods that are of such size or weight as to require: (a) a large area for handling, display or storage, and (b) direct vehicular access to the site of the building or place by members of the public for the purpose of loading or unloading such goods into or from their vehicles after purchase or hire, and including goods such as floor and window supplies, furniture, household electrical goods, equestrian supplies and swimming pools, but does not include a building or place used for the sale of foodstuffs or clothing unless their sale is ancillary to the sale or hire or display of bulky goods.	Do not include. This use does not fall within the LEP 2000 definition of commercial premises. Unsuitable use for these now fully redeveloped, predominantly residential sites.

Use listed in Schedule 1 of LEP 2000	Leichhardt LEP 2000 Definition	Comparable SILEP term	Comments/Action
		Note. Bulky goods premises are a type of retail premises—see the definition of that term in this Dictionary.	
	No like definition. Covered by LEP 2000 definition Shop means a building or place used for selling, whether by retail or auction, or hiring. SI Definition of shop however would not cover as this term is separately defined.	cellar door premises means a building or place that is used to sell wine by retail and that is situated on land on which there is a commercial vineyard, and where most of the wine offered for sale is produced in a winery situated on that land or is produced predominantly from grapes grown in the surrounding area. Note. Cellar door premises are a type of retail premises—see the definition of that term in this Dictionary.	Do not include. This is intended for rural areas and is inappropriate for these sites.
	No equivalent definition. (e) Refreshment room means a building or place, the principal use of which is the provision of food to people for consumption on the premises, and includes a restaurant, café, tea room, eating house or the like, but does not include a kiosk. (f) Drive-in take-away food shop means premises used primarily to sell ready to eat hot food to be consumed off the site, and with provision on the site for its collection by private motor vehicles. (g) Hotel means premises, including a tavern, specified or proposed to be specified in a hotelier's licence granted under the Liquor Act 1982, whether or not the premises provide accommodation. (h) No equivalent definition for uses such as the	food and drink premises means premises that are used for the preparation and retail sale of food or drink (or both) for immediate consumption on or off the premises, and includes any of the following: (a) a restaurant or cafe, (b) take away food and drink premises, (c) a pub, (d) a small bar. small bar means a small bar within the meaning of the Liquor Act 2007. Note. Small bars are a type of food and drink premises—see the definition of that term in this Dictionary. Note. Food and drink premises are a type of retail premises—see the definition of that term in this Dictionary.	Some of the permissible food and drink uses within the retail premises group term are unsuitable for these sites. (see Leichhardt LEP 2000 Definitions column to left) (a) Include restaurant or café. See comments above. (b) Drive-in take-away food shop use defined in LEP 2000 would not fall within LEP 2000 definition of commercial premises. Do not include. (c) Hotel use defined in LEP 2000 would not fall within LEP 2000 definition of commercial premises. Do not include. (d) To be considered by Council in upcoming meeting.

Use listed in Schedule 1 of LEP 2000	Leichhardt LEP 2000 Definition	Comparable SILEP term	Comments/Action
	recent small bar addition to the provisions of the Standard Instrument (see Comparable SILEP terms column to right)	small bar means the premises to which a small bar licence relates.	
	No like definition. Covered by LEP 2000 definition Shop means a building or place used for selling, whether by retail or auction, or hiring. SI Definition of shop however would not cover as this term is separately defined.	garden centre means a building or place the principal purpose of which is the retail sale of plants and landscaping and gardening supplies and equipment. It may, if ancillary to the principal purpose for which the building or place is used, include a restaurant or cafe and the sale of any the following: (a) outdoor furniture and furnishings, barbecues, shading and awnings, pools, spas and associated supplies, and items associated with the construction and maintenance of outdoor areas, (b) pets and pet supplies, (c) fresh produce. Note. Garden centres are a type of retail premises—see the definition of that term in this Dictionary.	Do not include. Unsuitable use for these now fully redeveloped, predominantly residential sites. Prohibited development in R1 & B1.
	No like definition. Covered by LEP 2000 definition Shop means a building or place used for selling, whether by retail or auction, or hiring. SI Definition of shop however would not cover as this term is separately defined.	hardware and building supplies means a building or place the principal purpose of which is the sale or hire of goods or materials, such as household fixtures, timber, tools, paint, wallpaper, plumbing supplies and the like, that are used in the construction and maintenance of buildings and adjacent outdoor areas. Note. Hardware and building supplies are a type of retail premises—see the definition of that term in this Dictionary.	Do not include Unsuitable use for these now fully redeveloped, predominantly residential sites. Permitted with consent in B1 & B2 Zones.
	Local shop means a shop having a gross floor area used for retail purposes not exceeding 60 square metres that is used principally for the	kiosk means premises that are used for the purposes of selling food, light refreshments and other small convenience items such as	The definition of kiosk under Leichhardt LEP is not equivalent as it refers only to an operation directly related to the use of a specific area of open space.

Use listed in Schedule 1 of LEP 2000	Leichhardt LEP 2000 Definition	Comparable SILEP term	Comments/Action
	provision of convenience goods and services for the benefit of occupants of the immediate locality and includes a milk bar, newsagent, video library, laundrette and the like, but does not include a refreshment room. Kiosk means a structure used for the provision of food and drink for the refreshment of users of the open space in which it is situated. That use must be secondary to the principal use of the open space.	newspapers, films and the like. Note. See clause 5.4 for controls relating to the gross floor area of a kiosk. Kiosks are a type of retail premises—see the definition of that term in this Dictionary.	The definitions of kiosk under the Standard Instrument and local shop under Leichhardt LEP are most closely equivalent as they relate to the same type and scale of activity. Include kiosk. Use may be appropriate with development consent.
	No like definition. Covered by LEP 2000 definition Shop means a building or place used for selling, whether by retail or auction, or hiring. SI Definition of shop however would not cover as this term is separately defined.	landscaping material supplies means a building or place used for the storage and sale of landscaping supplies such as soil, gravel, potting mix, mulch, sand, railway sleepers, screenings, rock and the like. Note. Landscaping material supplies are a type of retail premises—see the definition of that term in this Dictionary.	Do not include. Unsuitable use for these now fully redeveloped, predominantly residential sites. Prohibited development in R1 & B1.
	Markets means the use of land on a temporary basis for the purpose of selling goods or providing services, but does not include a land use elsewhere defined in this Schedule.	market means an open-air area, or an existing building, that is used for the purpose of selling, exposing or offering goods, merchandise or materials for sale by independent stall holders, and includes temporary structures and existing permanent structures used for that purpose on an intermittent or occasional basis. Note. Markets are a type of retail premises—see the definition of that term in this Dictionary.	Do not include. This use does not fall within the LEP 2000 definition of commercial premises. Unsuitable use for these now fully redeveloped, predominantly residential sites.
	No like definition. Covered by LEP 2000 definition Shop means a building or place used for selling, whether by retail or auction, or hiring. SI Definition of shop however would not cover as this term is separately defined.	plant nursery means a building or place the principal purpose of which is the retail sale of plants that are grown or propagated on site or on an adjacent site. It may include the on-site sale of any such plants by wholesale and, if ancillary to the principal purpose for which the building or place is	Do not include Unsuitable use for these now fully redeveloped, predominantly residential sites. Permitted with consent in B1 & B2 Zones.

Use listed in Schedule 1 of LEP 2000	Leichhardt LEP 2000 Definition	Comparable SILEP term	Comments/Action
		used, the sale of landscape and gardening supplies and equipment and the storage of these items. Note. Plant nurseries are a type of retail premises—see the definition of that term in this Dictionary.	
	No like definition. Covered by LEP 2000 definition Shop means a building or place used for selling, whether by retail or auction, or hiring. SI Definition of shop however would not cover as this term is separately defined.	roadside stall means a place or temporary structure used for the retail sale of agricultural produce or hand crafted goods (or both) produced from the property on which the stall is situated or from an adjacent property. Note. See clause 5.4 for controls relating to the gross floor area of roadside stalls. Roadside stalls are a type of retail premises—see the definition of that term in this Dictionary.	Include use as it may be appropriate with development consent. Permitted with consent in B1 & B2 Zones. Clause 5.4 provides that Gross Floor Area must not exceed 8 square metres.
	No like definition under Leichhardt LEP 2000 relates to rural activities.	rural supplies means a building or place used for the display, sale or hire of stockfeeds, grains, seed, fertilizers, veterinary supplies and other goods or materials used in farming and primary industry production. Note. Rural supplies are a type of retail premises—see the definition of that term in this Dictionary.	Do not include. This is intended for rural areas and is inappropriate for these sites.
Shop	Shop – see above.	Shop – see above.	Include shops.
	Timber yard means a building or place used for the cutting, processing or storage of timber from logs or baulks.	timber yard means a building or place the principal purpose of which is the sale of sawn, dressed or treated timber, wood fibre boards or similar timber products. It may include the cutting of such timber, boards or products to order and the sale of hardware, paint, tools and materials used in conjunction with the use and treatment of timber.	Do not include. This use does not fall within the LEP 2000 definition of commercial premises. Unsuitable use for these now fully redeveloped, predominantly residential sites.

Use listed in Schedule 1 of LEP 2000	Leichhardt LEP 2000 Definition	Comparable SILEP term	Comments/Action
		Note. Timber yards are a type of retail premises—see the definition of that term in this Dictionary.	
	Motor showroom means a building or place used for the display or sale of motor vehicles, caravans or boats, whether or not motor vehicle accessories, caravan accessories or boat accessories are also sold or displayed there.	vehicle sales or hire premises means a building or place used for the display, sale or hire of motor vehicles, caravans, boats, trailers, agricultural machinery and the like, whether or not accessories are sold or displayed there. Note. Vehicle sales or hire premises are a type of retail premises—see the definition of that term in this Dictionary.	Do not include This use does not fall within the LEP 2000 definition of commercial premises. Unsuitable use for these now fully redeveloped, predominantly residential sites.