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PLANNING PROPOSAL

Yass Valley LEP 2013
Business & Industrial Zones:
Closed to Open

November 2019



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PART 1 - OBJECTIVES / INTENDED OUTCOMES

To convert the following zones within the Yass Valley Local Environmental Plan (YVLEP) 2013 from closed to open:

- B1 Neighbourhood Centre
- B2 Local Centre
- B5 Business Development
- B6 Enterprise Corridor
- IN1 General Industrial
- IN2 Light Industrial

And

Add uses which were omitted through error or anomalies where existing uses or similar uses were originally specifically prohibited.

PART 2 - EXPLANATION OF PROVISIONS

The outcome will be achieved by:

1. Opening the land use table for the B1 Neighbourhood Centre, B2 Local Centre, B5 Business Development, B6 Enterprise Corridor, IN1 General Industrial and IN2 Light Industrial. Opening the land use table will ensure that innominate uses (uses not defined in the Standard Instrument Dictionary) become permitted with the consent of the consent authority. This requires re-arranging the land use table to list all of the currently prohibited development under 'Item 4 Prohibited development' and inserting the words "Any development not specified in item 2 or 4" under 'Item 3 Permitted with consent'.
2. Including the following uses as 'permitted without consent' under item 2 of the land use table

Environmental protection works (currently prohibited) within the B1 Neighbourhood Centre, B2 Local Centre, B5 Business Development and B6 Enterprise Corridor zones.

Home-based child care (currently prohibited), Home businesses (currently permitted with consent), Home occupations (currently permitted with consent) within the B6 Enterprise Corridor zone.

3. **To include the following uses (currently prohibited) as permitted with consent under item 3 of the land use table.**

Flood mitigation works within the B1 Neighbourhood Centre, B2 Local Centre, B5 Business Development, B6 Enterprise Corridor, IN1 General Industrial and IN2 Light Industrial.

Water storage facilities within the B1 Neighbourhood Centre, B2 Local Centre, B5 Business Development and B6 Enterprise Corridor zones.

Amusement centres, Artisan Food and drink industries, Health consulting rooms and Information and education facilities in the B1 Neighbourhood Centre zone.

Artisan Food and drink industries, Environmental facilities, Health consulting rooms and Residential accommodation in the B2 Local centre.

Commercial premises, Community Facilities, Educational establishments, Emergency services facilities, Hotel and motel accommodation, Serviced apartments and Public administration buildings in the B5 Business Development zone.

Bed & Breakfast accommodation, Centre-based child care facilities, Function centres and Health services facilities in the B6 Enterprise Corridor.

Crematoria, Mortuaries, Electricity generating works, Emergency services facilities, Rural supplies, Sewerage systems, Storage premises, Vehicle sales or hire premises, Waste or resource management facilities within the IN1 General Industrial zone.

Electricity generating works, Landscaping material supplies and Timber yards within the IN2 Light Industrial zone.

For full details of the proposed amendments to the land use tables, refer to [Appendix 1](#).

PART 3 - JUSTIFICATION

The planning proposal seeks to amend the YVLEP by converting the business zones from 'closed' to 'open' to increase flexibility for the establishment of new commercial development.

The approach taken during the original drafting of the YVLEP was to adopt a closed zone structure which specifies development that is permitted with, and without consent. Any other development which is not specified is therefore prohibited in this approach. While closed zones provide certainty to planning staff and the community, they do not provide scope to consider uses which were not anticipated at the time the YVLEP was prepared or uses which do not sit within the LEP definitions. The commercial sector is also rapidly evolving due to technology and changes in people's lifestyles. As such business zones need to be agile to accommodate new and unanticipated uses. Council will progressively review other zones within the LEP as resourcing permits, however business and industrial zones were considered the highest priority.

The practice note issued by the Department of Planning, Industry and Environment (DPIE) for *Preparing LEP's using the Standard Instrument: standard zones (PN 11-002)* encourages the open approach within business zones to achieve flexibility.

It is also proposed to address land use omissions/anomalies within these zones, with the full list of land uses existing and proposed included in [Appendix 1](#).

The following are to be included as [permitted without consent](#):

Environmental protection works within the B1 Neighbourhood Centre, B2 Local Centre, B5 Business Development and B6 Enterprise Corridor zones to enable environmental rehabilitation works that may not be connected to another development to be undertaken.

Home-based child care, Home businesses, Home occupations within the B6 Enterprise Corridor zone to reflect the substantial number of existing dwellings in the zone that continue to be used for residential purposes.

It is also proposed to address the following omissions/anomalies by including the following uses as

permitted with consent:

Flood mitigation works within the B1 Neighbourhood Centre, B2 Local Centre, B5 Business Development, B6 Enterprise Corridor, IN1 General Industrial and IN2 Light Industrial.

Water storage facilities within the B1 Neighbourhood Centre, B2 Local Centre, B5 Business Development and B6 Enterprise Corridor zones to enable consideration of water reservoirs in these zones if required.

Amusement centres, Artisan Food and drink industries, Health consulting rooms and Information and education facilities in the B1 Neighbourhood Centre zone, all of which are compatible uses with the existing neighbourhood centre and small number of surrounding dwellings.

Artisan Food and drink industries, Environmental facilities, and Health consulting rooms. and Residential accomodation in the B2 Local centre, to enable development associated with Chinaman's Creek and use and redevelopment of existing dwellings within the zone. It also enables businesses such as artisan bakeries be considered.

Commercial premises, Community Facilities, Educational establishments, Emergency services facilities, Hotel and motel accommodation, Serviced apartments and Public administration buildings in the B5 Business Development zone, all of which are compatible uses within a zone that covers three areas of Yass. The Hotel and motel accomodation and serviced apartments reflect the existing Colonial Lodge Motor In and Hi-way Motor Inn and allows them to expand onto adjacent land.

Bed & Breakfast accommodation, Centre-based child care facilities, Function centres and Health services facilities in the B6 Enterprise Corridor to reflect the significant number of dwellings in this zone and allow adaptive uses to be considered.

Crematoria, Mortuaries, Electricity generating works, Emergency services facilities, Rural supplies, Sewerage systems, Storage premises, Vehicle sales or hire premises, Waste or resource management facilities within the IN1 General Industrial zone, all of which are compatible land uses within an industrial area.

Electricity generating works, Landscaping material supplies and Timber yards within the IN2 Light Industrial zone which are compatible uses in this zone.

Section A - Need for the planning proposal

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

No, it only relates to the current zone structure and application of the YVLEP instrument.

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

Yes, the only way the zone structure and uses can be amended is through a planning proposal.

Section B - Relationship to strategic planning framework.

Q3. Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?

The planning proposal is consistent with Direction 12 to 'Promote business activities in urban centres' and will support the delivery of the following actions:

12.1- Use flexible planning controls to facilitate knowledge-intensive industries and the development of small work hubs.

12.2- Encourage mixed use developments that cater for commercial, retail, residential and tourism uses through local planning controls.

12.3- Reinforce the role and function of centres as the primary places for commerce, retail, social activity and regional services through local strategies and local environmental plans.

12.4- Focus future commercial and retail activity in existing commercial centres, unless there is a demonstrated need and positive social and economic benefits to locate this activity elsewhere.

As the B1 Neighbourhood Centre, B2 Local Centre, B5 Business Development, B6 Enterprise Corridor IN1 General Industrial and IN2 Light Industrial zones only apply to Yass town, enabling greater flexibility for business owners will provide opportunities to reinforce the commercial and service role of Yass within the Local Government Area and the broader Canberra region.

Enabling existing tourist and visitor accommodation businesses to expand is also consistent with Direction 9 'Grow tourism in the region'.

Q4. Is the planning proposal consistent with a council's local strategy or other local strategic plan?

The proposed amendment to the YVLEP 2013 is referenced within the draft Yass Valley Local Strategic Planning Statement as an action to ensure local planning controls are flexible and responsive.

Q5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

The table below outlines the applicability and consistency of the planning proposal to the YVLEP 2013 with all State Environmental Planning Policies (SEPPs).

State Environmental Planning Policies	Relevance of SEPP to the Planning Proposal
SEPP 1 - Development Standards	Not applicable
SEPP 19 - Bushland in Urban Areas	Not applicable
SEPP 21 - Caravan Parks	Not applicable
SEPP 33 - Hazardous and Offensive Development	Not applicable
SEPP 36 - Manufactured Home Estates	Not applicable
SEPP 44 - Koala Habitat Protection	Not applicable
SEPP 47 - Moore Park Showground	Not applicable
SEPP 50 - Canal Estate Development	Not applicable
SEPP 55- Remediation of Land	Not applicable
SEPP 64 - Advertising and Signage	Not applicable

SEPP 65 - Design Quality of Residential Apartment Development	Not applicable
SEPP 70 - Affordable Housing (Revised Schemes)	Not Applicable
SEPP (Aboriginal Land) 2019	Not Applicable
SEPP Affordable Rental Housing 2009	Not applicable
SEPP Building Sustainability Index: BASIX 2004	Not Applicable
SEPP Coastal Management 2018	Not applicable
SEPP Concurrences 2018	Not Applicable
SEPP Educational Establishments and Child Care Facilities 2017	Not applicable
SEPP Exempt and Complying Development Codes 2008	Not Applicable
SEPP Gosford City Centre 2018	Not Applicable
SEPP Housing for Seniors or People with a Disability 2004	Not applicable
SEPP Infrastructure 2007	Not applicable
SEPP Integration and Repeals 2016	Not applicable
SEPP Kosciuszko National Park - Alpine Resorts 2007	Not applicable
SEPP Kurnell Peninsula 1989	Not applicable
SEPP Mining, Petroleum Production and Extractive Industries 2007	Not applicable
SEPP Miscellaneous Consent Provisions 2007	Not applicable
SEPP Penrith Lakes Scheme 1989	Not applicable
SEPP Primary Production and Rural Development 2019	Not applicable
SEPP State and Regional Development 2011	Not applicable
SEPP State Significant Precincts 2005	Not applicable
SEPP Sydney Drinking Water Catchment 2011	Not applicable
SEPP Sydney Region Growth Centres 2006	Not applicable
SEPP Three Ports 2013	Not applicable
SEPP Urban Renewal 2010	Not applicable
SEPP Vegetation in Non-Rural Areas 2017	Not applicable

SEPP Western Sydney Employment Area 2009	Not applicable
SEPP Western Sydney Parklands 2009	Not applicable

Q6. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

The following table documents the relevance and consistency of all Ministerial Directions issued under section 9.1 of the Environmental Planning & Assessment Act 1979.

Ministerial Directions under Section 9.1 of the EP&A Act	
1. Employment and Resources	
1.1 Business and Industrial Zones	<p>This direction applies when a relevant planning authority prepares a planning proposal that will affect land within a business or industrial zone.</p> <p>The planning proposal is consistent with this Direction as it gives effect to the objectives to</p> <ul style="list-style-type: none"> ▪ encourage employment growth in suitable locations, ▪ protect employment land in business and industrial zones, and ▪ support the viability of identified centres. <p>The planning proposal does not have any impact on the areas or potential floor areas of land zoned for business.</p> <p>Consistent</p>

Section C - Environmental, social and economic impact

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

The planning proposal does not propose any increase in the extent of business or industrial zones, therefore there are no implications for critical habitat or threatened species, populations or ecological communities, or their habitats.

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

The planning proposal does not propose any increase in the extent of business or industrial zones, therefore it is unlikely that there will be any environmental effects.

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

The planning proposal will benefit the Yass Valley economically by supporting existing businesses to expand or evolve, and a greater range of new businesses to establish. This will have positive social

impacts through the creation of employment opportunities and range of services available to residents.

Section D - State and Commonwealth interests

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

The planning proposal does not trigger any requirement for additional public infrastructure as the extent of business and industrial zones are not being altered.

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

Council has not consulted any state or commonwealth public authority regarding the planning proposal, and as this is correcting the application of a local planning instrument, there is no need to do so.

PART 4 - MAPPING

The planning proposal only requires an amendment to the YVLEP instrument, not the maps.

PART 5 - COMMUNITY CONSULTATION

In considering a planning proposal, community consultation is required under section 3.34(2)(c) of the *Environmental Planning and Assessment Act 1979*. It is envisaged that the planning proposal would be exhibited for a minimum period of **28 days** under the Department's guidelines entitled '*A guide to preparing local environmental plans*'.

In accordance with the guidelines, the planning proposal is considered consistent with surrounding land use zones and land uses as well as the strategic planning framework. It presents no issues with regard to infrastructure servicing, is not a principal LEP and does not reclassify public land.

The exhibition would incorporate:

- Notice in the Council page within the Yass Tribune,
- Notification through the Yass Valley Council website, e-newsletter and Facebook page.

It is anticipated that a Public Hearing would not be required as no land is proposed to be reclassified, and the matters included within the planning proposal are of minor nature.

It should be noted that Council is seeking authorisation to exercise its delegation of local plan-making authority under section 3.36 of the *Environmental Planning and Assessment Act 1979*, as this planning proposal is considered to be a routine, minor matter.

PART 6 - PROJECT TIMELINE

The following timeline is indicative and is provided to assist the Department in preparing the Gateway determination. It is acknowledged that the timeline will be influenced by a range of external factors, and is also subject to amendments by the Department through the Gateway process.

A timeline for actions required to finalise the planning proposal is documented in the following table.

Stage	Estimated timeframe
Anticipated commencement date (date of Gateway determination)	December 2019
Completion of any additional required technical information	N/A
Government Agency Consultation	N/A
Public Exhibition (14 days)	January 2020
Consideration of submissions by staff	February 2020
Public Hearing	Not required
Post Exhibition consideration of planning proposal by Council	(only required if Council receives any major submission)
Submission to Minister to make the amending LEP under section 3.36 of the <i>Environmental Planning and Environment Act 1979</i>	February 2020

APPENDIX 1

(Note: Green text is the proposed zone tables indicates changes to the current YVLEP)

Existing

Zone B1 Neighbourhood Centre

1 Objectives of zone

2 Permitted without consent

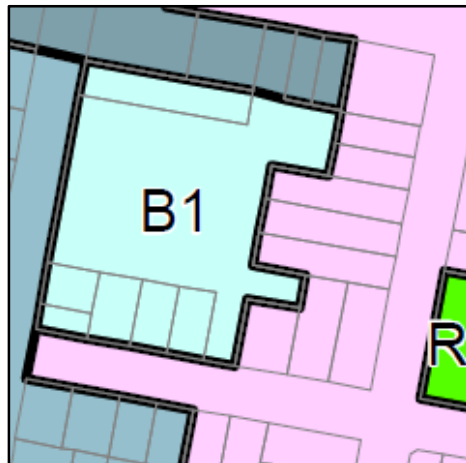
Home-based child care; Home businesses; Home occupations

3 Permitted with consent

Boarding houses; Business premises; Car parks; Centre-based child care facilities; Community facilities; Medical centres; Neighbourhood shops; Neighbourhood supermarkets; Office premises; Oyster aquaculture; Respite day care centres; Retail premises; Roads; Service stations; Shop top housing; Signage; Specialised retail premises; Tank-based aquaculture; Water reticulation systems

4 Prohibited

Cellar door premises; Pond-based aquaculture; Roadside stalls; Timber yards; Vehicle sales or hire premises; Any other development not specified in item 2 or 3



B1 Neighbourhood Centre- Irvine Square, Yass

Proposed

Zone B1 Neighbourhood Centre

1 Objectives of zone

2 Permitted without consent

Environmental protection works; Home-based child care; Home businesses; Home occupations

3 Permitted with consent

Amusement centres; Artisan Food and drink industries; Boarding houses; Business premises; Car parks; Centre-based child care facilities; Community facilities; Flood mitigation works; Health consulting rooms; Information and education facilities; Medical centres; Neighbourhood shops; Neighbourhood supermarkets; Office premises; Oyster aquaculture; Respite day care centres; Retail premises; Roads; Service stations; Shop top housing; Signage; Specialised retail premises; Tank-based aquaculture; Water reticulation systems; Water storage facilities; Any other development not specified in item 2 or 4.

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal Boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping Grounds; Caravan parks; Cellar door premises; Cemeteries; Charter & tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Educational establishments; Electricity generating works; Emergency services facilities; Entertainment facilities; Environmental facilities; Exhibition homes;

Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupation (sex services); Hospitals; Hostels; Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring; Mooring pens; Mortuaries; Open cut mining; Passenger transport facilities; Places of public worship; Pond-based aquaculture; Port facilities; Public Administration building; Recreation areas; Recreation facilities (indoor, major, outdoor); Registered clubs; Research stations; Residential accommodation; Restricted premises; Roadside stalls; Rural Industries; Sewerage systems; Sex services premises; Storage premises; Timber yards; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water treatment facilities; Wharf or boating facilities; Wholesale supplies

Existing

Zone B2 Local Centre

1 Objectives of zone

2 Permitted without consent

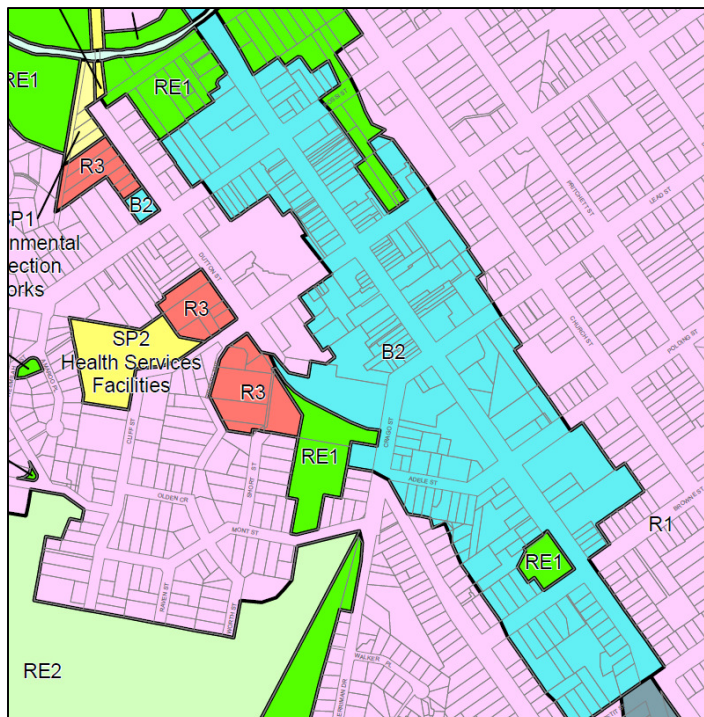
Home-based child care; Home businesses; Home occupations

3 Permitted with consent

Amusement centres; Boarding houses; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Flood mitigation works; Function centres; Group homes; Home industries; Hostels; Information and education facilities; Medical centres; Multi dwelling housing; Oyster aquaculture; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Signage; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Water reticulation systems

4 Prohibited

Pond-based aquaculture; Any development not specified in item 2 or 3



B2 Local Centre – Comur Street/CBD, Yass (Yass River to Petit Street)

Proposed

Zone B2 Local Centre

1 Objectives of zone

2 Permitted without consent

Environmental protection works, Home-based child care; Home businesses; Home occupations

3 Permitted with consent

Amusement centres; Artisan food and drink industry; Boarding houses; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Environmental facilities; Flood mitigation works; Function centres; Group homes; Health consulting rooms; Home industries; Hostels; Information and education facilities; Medical centres; Multi-dwelling housing; Oyster aquaculture; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation facilities (indoor); Registered clubs; Residential accommodation; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Signage; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Water reticulation systems, Water storage facilities; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal Boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping Grounds; Caravan parks; Cellar door premises; Cemeteries; Charter & tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipad; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Landscaping material supplies; Marinas; Mooring; Mooring pens; Mortuaries; Open cut mining; Pond-based aquaculture; Port facilities; Recreation facilities (major and outdoor); Research stations; Rural industries; Rural workers' dwellings; Sewerage systems; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Wharf or boating facilities; Wholesale supplies

Existing

Zone B5 Business Development

1 Objectives of zone

2 Permitted without consent

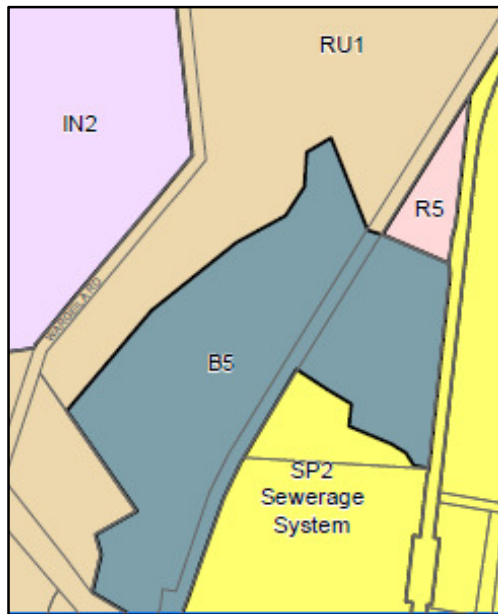
Nil

3 Permitted with consent

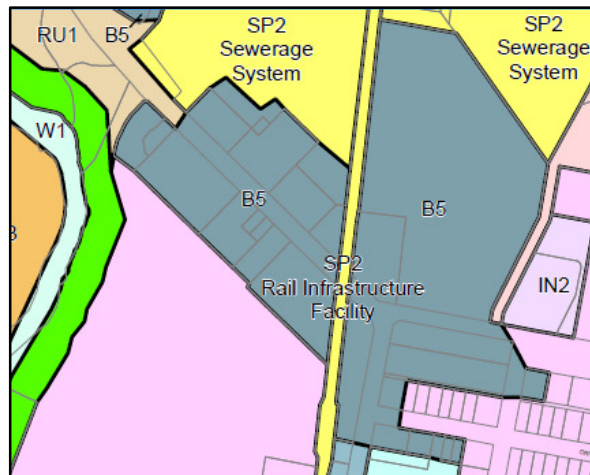
Boat building and repair facilities; Car parks; Centre-based child care facilities; Crematoria; Depots; Electricity generating works; Garden centres; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Mortuaries; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Recreation facilities (indoor); Respite day care centres; Restaurants or cafes; Roads; Rural supplies; Service stations; Signage; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Water reticulation systems; Wholesale supplies

4 Prohibited

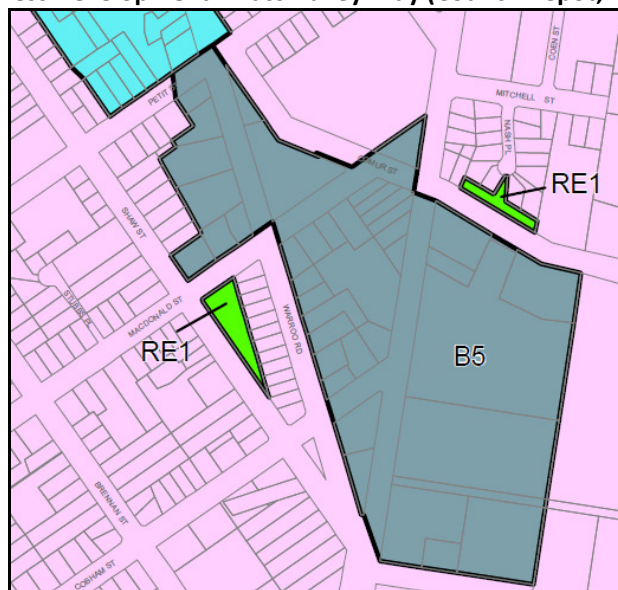
Pond-based aquaculture; Any development not specified in item 2 or 3



B5 Business Development – Faulder Avenue



B5 Business Development – Yass Valley Way (Council Depot, MA Steel)



B5 Business Development – Warroo Road (Tootsie to Gordon Litchfield)

Proposed

Zone B5 Business Development

1 Objectives of zone

2 Permitted without consent

Nil ~~Environmental protection works~~

3 Permitted with consent

Boat building and repair facilities; Car parks; Centre-based child care facilities; ~~Commercial premises;~~ ~~Community Facilities;~~ Crematoria; Depots; Electricity generating works; ~~Educational establishments;~~ ~~Emergency services facilities;~~ ~~Environmental facilities;~~ ~~Flood mitigation works;~~ ~~Garden centres;~~ ~~Hardware and building supplies;~~ Industrial retail outlets; Industrial training facilities; ~~Kiosks;~~ ~~Landscaping material supplies;~~ Light industries; Mortuaries; Oyster aquaculture; Passenger transport facilities; ~~Plant nurseries;~~ ~~Public administration building;~~ Recreation facilities (indoor); Respite day care centres; ~~Restaurants or cafes;~~ Roads; ~~Rural supplies;~~ Service stations; Signage; Specialised retail premises; Storage premises; ~~Take away food and drink premises;~~ Tank-based aquaculture; ~~Hotel and motel accomodation;~~ ~~Serviced apartments;~~ Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; ~~Vehicle sales or hire premises;~~ Veterinary hospitals; Warehouse or distribution centres; Water reticulation systems; ~~Water storage facilities;~~ Wholesale supplies; ~~Any development not specified in item 2 or 4~~

4 Prohibited

~~Agriculture;~~ ~~Air transport facilities,~~ ~~Airstrips;~~ ~~Amusement centres,~~ ~~Animal boarding or training establishments,~~ ~~Backpacker's accomodation;~~ ~~Bed & breakfast accomodation;~~ ~~Boat launching ramps;~~ ~~Boat sheds;~~ ~~Camping grounds,~~ ~~Caravan parks,~~ ~~Cemeteries;~~ ~~Charter & tourism boating facilities;~~ ~~Correctional centres;~~ ~~Eco-tourist facilities,~~ ~~Entertainment facilities;~~ ~~Environmental facilities;~~ ~~Exhibition homes;~~ ~~Exhibition villages;~~ ~~Extractive industries;~~ ~~Farm buildings,~~ ~~Farm stay accomodation;~~ ~~Forestry,~~ ~~Freight transport facilities;~~ ~~Function centres,~~ ~~General industries,~~ ~~Health services facilities;~~ ~~Heavy industries;~~ ~~Heavy industrial storage establishments,~~ ~~Helipad;~~ ~~Home-based child care;~~ ~~Home businesses;~~ ~~Home industries;~~ ~~Highway service centres,~~ ~~Information and education facilities;~~ ~~Jetties;~~ ~~Marinas;~~ ~~Mooring pens;~~ ~~Moorings;~~ ~~Open cut mining;~~ ~~Places of public worship;~~ ~~Pond-based aquaculture;~~ ~~Port facilities;~~ ~~Recreation areas;~~ ~~Recreation facilities (major and outdoor);~~ ~~Registered clubs,~~ ~~Residential accomodation,~~ ~~Research stations;~~ ~~Restricted premises,~~ ~~Rural industries,~~ ~~Sewerage systems,~~ ~~Sex services premises~~ ~~Water treatment facilities;~~ ~~Waste or resource management facilities,~~ ~~Water recreation facilities;~~ ~~Wharf or boating facilities;~~

Existing

Zone B6 Enterprise Corridor

1 Objectives of zone

2 Permitted without consent

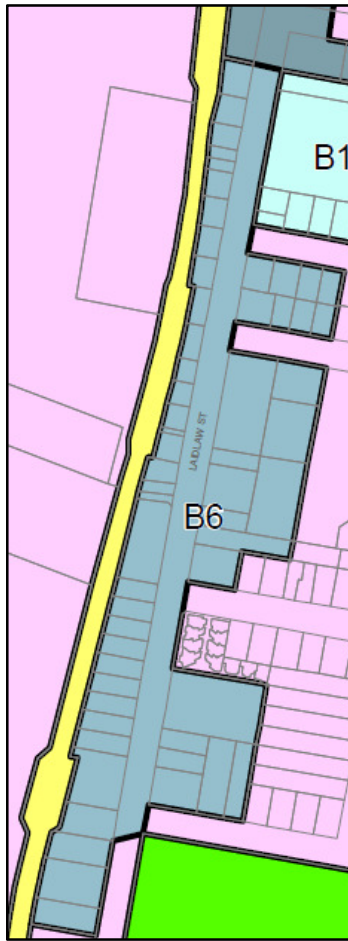
Nil

3 Permitted with consent

Boat building and repair facilities; Business premises; Car parks; Community facilities; Depots; Dwelling houses; Garden centres; Hardware and building supplies; Home businesses; Home occupations; Hotel or motel accommodation; Industrial retail outlets; Kiosks; Landscaping material supplies; Light industries; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation facilities (indoor); Restaurants or cafes; Roads; Service stations; Serviced apartments; Shop top housing; Signage; Take away food and drink premises; Tank-based aquaculture; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Water reticulation systems

4 Prohibited

Pond-based aquaculture; Any development not specified in item 2 or 3



Laidlaw Street- From Yass Motel north to Irvine Square

Proposed

Zone B6 Enterprise Corridor

1 Objectives of zone

2 Permitted without consent

~~Nil~~ Environmental protection works; Home-based child care; Home businesses; Home occupations;

3 Permitted with consent

Bed & Breakfast accomodation; Boat building and repair facilities; Business premises; Car parks; Centre-based child care facilities; Community facilities; Depots; Dwelling houses; Flood mitigation works; Function centres; Garden centres; Hardware and building supplies; Health services facilities; Home businesses; Home occupations; Hotel or motel accommodation; Information and education facilities; Industrial retail outlets; Kiosks; Landscaping material supplies; Light industries; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation facilities (indoor); Restaurants or cafes; Roads; Service stations; Serviced apartments; Shop top housing; Signage; Take away food and drink premises; Tank-based aquaculture; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Water reticulation systems; Water storage facilities; Any development not specified in item 2 or 4;

4 Prohibited

Agriculture; Air transport facilities; Airstrip; Animal boarding or training establishments; Amusement Centres; Attached dwelling; Backpackers' accomodation; Boarding houses; Camping grounds; Caravan parks; Cemeteries, Crematorium; Correctional centres; Dual occupancies; Eco-tourist facilities; Electricity generating works; Entertainment Facilities; Exhibition homes; Exhibition villages;

Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; General industries; Group homes; Heavy industries; Heavy industrial storage establishments; Helipad; Highway service centres; Home occupation (sex services); Hostels; Industrial training facilities; Markets; Mortuaries; Multi dwelling housing; Open cut mining; Pond-based aquaculture; Port facilities; Public administration building; Pubs; Registered clubs; Research stations; Residential flat buildings; Respite day care centres; Restricted premises; Roadside stalls; Rural industries; Rural supplies; Rural worker's dwellings; Secondary dwellings; Semi detached dwellings; Seniors housing; Sewerage systems; Sex services premises; Shops; Storage premises; Timber yards; Transport depots; Vehicle sales or hire premises; Waste or resource transfer stations; Wharf or boating facilities; Wholesale supplies;

Existing

Zone IN1 General Industrial

1 Objectives of zone

- To provide a wide range of industrial and warehouse land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To support and protect industrial land for industrial uses.

2 Permitted without consent

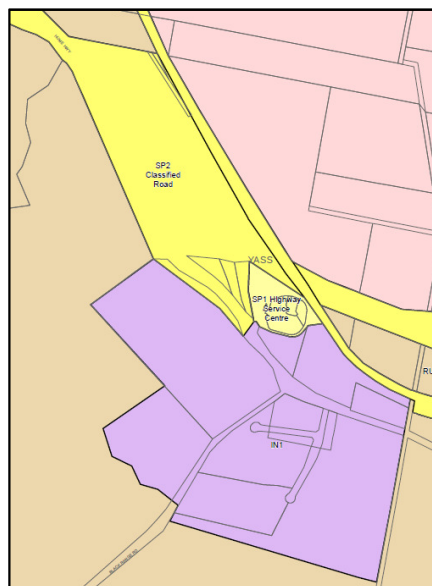
Environmental protection works

3 Permitted with consent

Agricultural produce industries; Biosolids treatment facilities; Boat building and repair facilities; Car parks; Depots; Freight transport facilities; Garden centres; General industries; Hardware and building supplies; Highway service centres; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Landscaping material supplies; Light industries; Liquid fuel depots; Neighbourhood shops; Oyster aquaculture; Places of public worship; Restaurants or cafes; Restricted premises; Roads; Rural industries; Schools; Service stations; Sewage treatment plants; Sex services premises; Signage; Take away food and drink premises; Tank-based aquaculture; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Water recycling facilities; Water supply systems; Wholesale supplies

4 Prohibited

Pond-based aquaculture; Any development not specified in item 2 or 3



IN1 General Industrial – Black Range Road/ Yass Valley Way

Proposed

Zone IN1 General Industrial

1 Objectives of zone

2 Permitted without consent

Environmental protection works

3 Permitted with consent

Agricultural produce industries; Biosolids treatment facilities; Boat building and repair facilities; Car parks; Crematoria; Depots; Electricity generating works; Emergency services facilities; Flood mitigation works; Freight transport facilities; Garden centres; General industries; Hardware and building supplies; Highway service centres; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Landscaping material supplies; Light industries; Liquid fuel depots; Mortuaries; Neighbourhood shops; Oyster aquaculture; Places of public worship; Restaurants or cafes; Restricted premises; Roads; Rural industries; Rural supplies; Schools; Service stations; Sewage treatment plants; Sewerage systems; Sex services premises; Signage; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Warehouse or distribution centres; Waste or resource management facilities; Water recycling facilities; Water supply systems; Wholesale supplies Any development not specified in item 2 or 4;

4 Prohibited

Agriculture, Air transport facilities; Airstrip; Amusement centres; Animal boarding or training establishments; Backpackers accommodation; Bed & breakfast accommodation; Boat launching ramps; Boat sheds; Bulky goods premises; Business premises; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Centre-based child care centres; Charter & tourism boating facilities; Community facilities; Correctional centres; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm stay accommodation; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industries; Heavy industrial storage establishments; Helipad; Home-based child care; Home business; Home occupations; Jetties; Office premises; Open cut mining; Markets; Marinas; Mooring; Mooring pens; Plant nurseries; Pond-based aquaculture; Public Administration building; Pubs; Recreation areas; Recreation facilities (indoor, major, outdoor); Registered clubs; Research stations; Residential accommodation; Respite day care centres; Roadside stalls; Serviced apartments; Shops; Veterinary hospitals; Wharf or boating facilities;

Existing

Zone IN2 Light Industrial

1 Objectives of zone

- To provide a wide range of light industrial, warehouse and related land uses.
- To encourage employment opportunities and to support the viability of centres.
- To minimise any adverse effect of industry on other land uses.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.
- To support and protect industrial land for industrial uses.

2 Permitted without consent

Environmental protection works

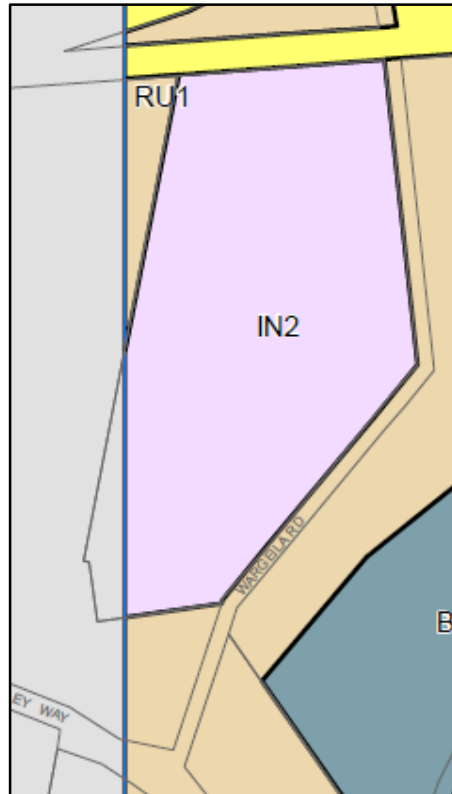
3 Permitted with consent

Agricultural produce industries; Boat building and repair facilities; Car parks; Depots; Freight transport facilities; Garden centres; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Kiosks; Light industries; Neighbourhood shops; Oyster aquaculture; Places of public worship; Resource recovery facilities; Restricted premises; Roads; Service stations; Sex services premises; Signage; Storage premises; Take away food and drink premises; Tank-based

aquaculture; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Warehouse or distribution centres; Water recycling facilities; Water supply systems; Wholesale supplies

4 Prohibited

Pond-based aquaculture; Any development not specified in item 2 or 3



IN2 Light Industrial – Wargeila Road (Vacant)

Proposed

Zone IN2 Light Industrial

1 Objectives of zone

2 Permitted without consent

Environmental protection works

3 Permitted with consent

Agricultural produce industries; Boat building and repair facilities; Car parks; Depots; Electricity generating works; Flood mitigation works; Freight transport facilities; Garden centres; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Neighbourhood shops; Oyster aquaculture; Places of public worship; Resource recovery facilities; Restricted premises; Roads; Service stations; Sex services premises; Signage; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Warehouse or distribution centres; Water recycling facilities; Water supply systems; Wholesale supplies; Any development not specified in item 2 or 4;

4 Prohibited

Agriculture; Airstrip; Air transport facilities; Amusement centres; Animal boarding and training establishments; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Bulky goods premises; Business premises; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Centre-based child care facilities; Charter & tourism boating facilities; Community facilities;

Correctional centres; Crematorium; Eco-tourist facilities; Educational establishments; Emergency services facilities; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; General industries; Health services facilities; Heavy industries; Heavy Industrial storage establishments; Helipad; Highway service centres; Home-based child care; Home business; Home occupations; Home occupation (sex services); Information and education facilities; Jetties; Markets; Marinas; Mortuaries; Mooring; Mooring pens; Office premises; Open cut mining; Passenger transport facilities; Plant nurseries; **Pond-based aquaculture**; Port facilities; Public administration building; Pubs; Recreation areas; Recreation facilities (indoor, major and outdoor); Registered clubs; Research stations; Residential accommodation; Respite day care centres; Restaurants or cafes; Rural industries; Rural supplies; Sewage Treatment plants; sewage reticulation systems; Shops; Tourist and visitor accommodation; Veterinary hospitals; Waste disposal facilities; Water recreation structures; Wharf or boating facilities;