

Preliminary translation of the employment zones land use tables

Willoughby (Comprehensive) LEP 20XX land use tables (Version 2.2)

Employment zones reform

Translation of Willoughby (Comprehensive) LEP 20XX
Land use tables



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Employment zones translation summary

| Current zone | Employment zone |
|-------------------------|-------------------------|
| B1 Neighbourhood Centre | E1 Local Centre |
| B2 Local Centre | E1 Local Centre |
| B3 Commercial Core | E2 Commercial Centre |
| B4 Mixed Use | MU1 Mixed Use |
| B5 Business Development | E3 Productivity Support |
| B7 Business Park | E3 Productivity Support |
| IN1 General Industrial | E4 General Industrial |
| IN2 Light Industrial | E4 General Industrial |

Willoughby (Comprehensive) Local Environmental Plan 20XX

Zone E1 Local Centre

1 Objectives of zone

- To provide a range of retail, business and community uses that serve the needs of people who live, work or visit the area.
- To encourage investment in local commercial development that generates employment opportunities and economic growth.
- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To provide for services and employment within walking distance of residences.
- To allow residential accommodation while maintaining active retail, business or non-residential land uses at street level.
- To generally conserve and enhance the unique sense of place of local centres by ensuring that new development displays architectural and urban design quality and integrates with the desired character and cultural heritage of these places.

2 Permitted without consent

Nil

3 Permitted with consent

Amusement centres; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Commercial premises; Community facilities; [Educational establishments](#); Entertainment facilities; Function centres; Home businesses; Home industries; Home occupations; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Respite day care centres; Roads; Service stations; Shop top housing; Tank-based aquaculture; Veterinary hospitals; [Any other development not specified in item 2 or 4](#)

4 Prohibited

[Agriculture](#); [Air transport facilities](#); [Airstrips](#); [Animal boarding or training establishments](#); [Biosolids treatment facilities](#); [Boat building and repair facilities](#); [Boat launching ramps](#); [Boat sheds](#); [Camping grounds](#); [Car parks](#); [Caravan parks](#); [Cemeteries](#); [Charter and tourism boating facilities](#); [Correctional centres](#); [Crematoria](#); [Depots](#); [Eco-tourist facilities](#); [Electricity generating works](#); [Environmental facilities](#); [Exhibition homes](#); [Exhibition villages](#); [Extractive industries](#); [Farm buildings](#); [Forestry](#); [Freight transport facilities](#); [Heavy industrial storage establishments](#); [Helipads](#); [Highway service centres](#); [Home occupations \(sex services\)](#); [Industrial retail outlets](#); [Industrial training](#)

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facilities; Industries; Marinas; Mooring pens; Mortuaries; Open cut mining; Pond-based aquaculture; Port facilities; Recreation facilities (major); Research stations; Residential accommodation; Resource recovery facilities; Rural industries; Sewage treatment plants; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste disposal facilities; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies

Zone E2 Commercial Centre

1 Objectives of zone

- To strengthen the role of the commercial centre as the centre of business, retail, community and cultural activity.
- To encourage investment in commercial development that generates employment opportunities and economic growth.
- To encourage development that has a high level of accessibility and amenity, particularly for pedestrians.
- To enable residential development that is consistent with the Council's strategic planning for residential development in the area.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To encourage employment opportunities to strengthen the Eastern Economic Corridor.
- To maximise public transport patronage and encourage walking and cycling.
- To support the role of St Leonards as a health and education centre.
- To strengthen the role of Chatswood as a strategic centre for the North District and to improve its public domain and pedestrian links.
- To protect and encourage safe and accessible city blocks by providing active land uses on street and pedestrian frontages.
- To enhance the visual appearance of the area by ensuring new development achieves high architectural, urban design and landscape standards.

2 Permitted without consent

Nil

3 Permitted with consent

Amusement centres; Artisan food and drink industries; Backpackers' accommodation; Building identification signs; Business identification signs; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Home businesses; Home industries; Home occupations; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Mortuaries; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Tank-based aquaculture; Vehicle repair stations; Veterinary hospitals; [Any other development not specified in item 2 or 4](#)

4 Prohibited

[Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works;](#)

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Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Marinas; Mooring pens; Mortuaries; Open cut mining; Port facilities; Recreation facilities (major); Research stations; Residential accommodation; Resource recovery facilities; Rural industries; Service stations; Sewage treatment plants; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies

Zone E3 Productivity Support

1 Objectives of zone

- To provide a range of facilities and services, light industries, warehouses and offices.
- To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
- To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
- To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
- To provide opportunities for new and emerging light industries.
- To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.
- To accommodate businesses, provided that their access needs and the traffic generated do not interfere with the safety and efficiency of the road network.
- To ensure that the access needs and traffic generated by uses do not interfere with the safety and efficiency of the road network.

2 Permitted without consent

Nil

3 Permitted with consent

Animal boarding or training establishments; Boat building and repair facilities; Building identification signs; Business identification signs; Business premises; Centre-based child care facilities; Community facilities; Depots; Function centres; Garden centres; Hardware and building supplies; Home industries; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; [Restaurants or cafes](#); Roads; Rural supplies; Service stations; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies; [Any other development not specified in item 2 or 4](#)

4 Prohibited

[Agriculture](#); [Air transport facilities](#); [Airstrips](#); [Amusement centres](#); [Biosolids treatment facilities](#); [Boat launching ramps](#); [Boat sheds](#); [Camping grounds](#); [Car parks](#); [Caravan parks](#); [Cemeteries](#); [Charter and tourism boating facilities](#); [Correctional centres](#); [Crematoria](#); [Eco-tourist facilities](#); [Electricity generating works](#); [Entertainment facilities](#); [Environmental facilities](#); [Exhibition homes](#); [Exhibition villages](#); [Extractive industries](#); [Farm buildings](#); [Forestry](#); [Freight transport facilities](#); [Heavy industrial storage establishments](#); [Helipads](#); [Highway service centres](#); [Home occupations \(sex services\)](#);

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Industries; Marinas; Mooring pens; Open cut mining; Port facilities; Registered clubs; Residential accommodation; Resource recovery facilities; Restricted premises; Retail premises; Rural industries; Sewage treatment plants; Sex services premises; Signage; Tourist and visitor accommodation; Transport depots; Truck depots; Waste disposal facilities; Water recycling facilities; Water supply systems; Wharf or boating facilities

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Zone E4 General Industrial

1 Objectives of zone

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.
- To encourage employment opportunities as part of the Eastern Economic Corridor.
- To identify and preserve industrial land to meet the current and future general industrial needs of Willoughby and the wider region.
- To accommodate industrial development that provides employment and a range of goods and services without adversely affecting the amenity, health or safety of residents in adjacent areas.
- To permit land uses that serve the daily convenience needs of workers employed in the industrial area.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.
- To protect the viability of business zones in Willoughby by enabling development for the purpose of offices if they are ancillary to, and used in conjunction with, industrial, manufacturing, warehousing or other permitted uses on the same land.
- To improve the environmental quality of Willoughby by ensuring that land uses conform to land, air and water quality pollution standards and environmental and hazard reduction guidelines.
- To accommodate uses that, because of demonstrated special building or site requirements or operational characteristics, cannot be, or are inappropriate to be, located in other zones.
- To identify and preserve industrial land to meet the current and future light industrial needs of Willoughby and the wider region.
- To accommodate industrial development that provides employment and a range of goods and services without adversely affecting the amenity, health or safety of residents in adjacent areas.

2 Permitted without consent

Nil

3 Permitted with consent

Building identification signs; Business identification signs; Depots; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Light industries; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Pubs; Roads; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

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4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Home occupations (sex services); Information and education facilities; Marinas; Mooring pens; Mortuaries; Open cut mining; Passenger transport facilities; Port facilities; Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Restricted premises; Rural industries; Sewage treatment plants; Signage; Tourist and visitor accommodation; Veterinary hospitals; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies

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Zone MU1 Mixed Use

1 Objectives of zone

- To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To allow for city living on the edges of the city centre of Chatswood, which supports public transport use, shopping, business and recreational services that contribute to the vitality of the centre, without undermining its commercial role.

2 Permitted without consent

Nil

3 Permitted with consent

Amusement centres; Boarding houses; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Home industries; Information and education facilities; Light industries; Local distribution premises; Medical centres; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; [Any other development not specified in item 2 or 4](#)

4 Prohibited

[Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations \(sex services\); Industrial retail outlets; Industrial training facilities; Industries; Marinas; Mooring pens; Mortuaries; Open cut mining; Port facilities; Recreation facilities \(major\); Research stations; Residential accommodation; Resource recovery facilities; Rural industries; Service stations; Sewage treatment plants; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Veterinary hospitals; Waste disposal facilities; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies](#)

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Local Provisions and Schedule 1 – Additional permitted uses

This table lists Local Provisions and Schedule 1 – Additional permitted uses.

Existing zone names will be updated to new zone names

| LEP | Clause/Schedule | Provision | Direction |
|------------------------------|---|---|-----------|
| Willoughby (Comp.) LEP | Part 6 Additional local provisions | | |
| | Proposed Clause 6.7 in comprehensive LEP (will add on E3) | <p>6.7 Active street frontages</p> <p>(1) The objective of this clause is to promote uses that attract pedestrian traffic along certain ground floor street frontages in Zone B1 Neighbourhood Centre, Zone B2 Local Centre, Zone B3 Commercial Core and Zone B4 Mixed Use, B5 Business Development and B7 Business Park.</p> <p>E1 Local Centre, E2 Commercial Core, E3 Productivity Support and MU1 Mixed Use</p> <p>(2) This clause applies to land identified as “Active Street Frontages” on the Active Street Frontages Map.</p> <p>(3) Development consent must not be granted to the erection of a building, or a change of use of a building, on land to which this clause applies unless the consent authority is satisfied that the building will have an active street frontage after its erection or change of use.</p> <p>(4) Despite subclause (3), an active street frontage is not required for any part of a building that is used for any of the following—</p> <p>(a) entrances and lobbies (including as part of mixed use development),</p> <p>(b) access for fire services,</p> <p>(c) vehicular access.</p> <p>(5) (5) In this clause, a building has an active street frontage if: all premises on the ground floor of the building facing the street are used for the purposes of business premises or retail premises.</p> <p>a) In the Zone E2 Commercial Core, all premises on the ground floor of the building facing the street are used for the purposes of business premises or retail premises.</p> <p>b) In the Zone E1 Local Centre, MU1 Mixed Use, E3 Productivity Support, all premises on the ground floor of the building facing the street are used for the purposes of commercial premises.”</p> | |

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| LEP | Clause/Schedule | Provision | Direction |
|-----|---|---|--|
| | Cl.6.15 Vehicle body repair workshops in Zone E4 Clause 6.15 becomes 6.12 in new LEP | Requires consideration of impact of vehicle body repair workshops on amenity of area. | <p>Amend provision</p> <p>6.12 Vehicle body repair workshops in Zone E4 General Industry</p> <p>The objective of this clause is to ensure that development for the purposes of vehicle body repair workshops in Zone E4 General Industry will not have a detrimental impact on the amenity and environmental quality of neighbouring residential properties.</p> <p>Development consent must not be granted to development for the purpose of a vehicle body repair workshop on land in Zone E4 General Industry unless the consent authority is satisfied that the development will not interfere with the amenity of any neighbouring residential property because of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste product, grit or oil or traffic generation or the testing of motor vehicles in residential streets.</p> |

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| LEP | Clause/Schedule | Provision | Direction |
|-----|--|--|---|
| | CL6.XX E4 land in East Chatswood and Roseville (excluding land fronting or adjoining any residential area) | Allows specialised retail premises, pet day care and landscaping materials supplies subject to meeting certain criteria (land zoned E4). | <p>Proposed local provision (previously an APU) which specifies certain land uses (including a defined 'pet day care') in East Chatswood and Roseville</p> <p>Use of certain land Zoned E4 General Industrial at East Chatswood and Roseville</p> <p>(1) Development consent must not be granted for the purposes of specialised retail premises, garden centres, hardware and building supplies, and landscaping material supplies unless the consent authority is satisfied that—</p> <p>(a) suitable land is not available for the development in any nearby centre, and</p> <p>(b) the development will not detrimentally affect the range of services offered by existing shops located in any nearby business centre, and</p> <p>(c) giving consent would not, because of the number of retail outlets that exist or are proposed in Zone E4 General Industry change the predominantly industrial nature of the area or detrimentally affect existing or future industrial development in the zone.</p> <p>2 Development for the purposes of pet day care is permitted with development consent</p> <p>For the purposes of this clause, pet day care means a business for the care of domestic pets (such as dogs and cats but not including larger animals such as horses or ponies) during normal business hours only and not involving overnight stay nor veterinary practices.</p> |
| | Schedule 1 | | |
| | Schedule 1, Cl.2, land bounded by Herbert, Cleg, Frederick and Reserve. | Allows for specialised retail premises, and landscaping material supplies subject to meeting certain criteria (land zoned E4) | <p>Subclause (2) to be amended as follows:</p> <p>(1) Development for the purposes of specialised retail premises, garden centres, hardware and building supplies and landscaping material supplies is permitted with development</p> |

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| LEP | Clause/Schedule | Provision | Direction |
|-----|--|---|---|
| | | | consent. |
| | Schedule 1, Cl.13, certain land at Thomas St, Chatswood | Allows car park (land zoned part MU1/part E2) | <p>Amend provision. Clause is proposed to be rewritten as follows:</p> <p>Use of certain land at Albert Avenue 18 Thomas Street, Chatswood</p> <p>(1) This clause applies to land at Albert Avenue and Thomas Street, Chatswood, being Lot 22 DP 1215977. Lots A and B, DP 381223 and Lots 13 and 23-30, DP 2983.</p> <p>(2) Development for the purpose of a car park is permitted with development consent.</p> |
| | Schedule 1, Cl.14, Mandarin Centre and Westfield | Allows amusement centre (land zoned E2) | Delete |
| | Schedule 1, Cl.26, 742–748 Pacific Highway, Chatswood | Allows vehicle repair station (land zoned E3) | Delete |
| | Schedule 1, Cl.XX, Use of certain B4 land in Chatswood | Allows RFB if the ground level used for non-residential purposes, min of 17% of total FSR is non- residential and no dwelling is permitted on ground level (land zoned MU1) | Delete |
| | Schedule 1, Cl 31 | <p>Use of certain land at Victoria Avenue, Chatswood</p> <p>(1) This clause applies to land at Victoria Avenue, Chatswood, being “Area 5” on the Special Provisions Area Map.</p> | Delete |

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| LEP | Clause/Schedule | Provision | Direction |
|-----|---|--|---|
| | | (2) Development for the purpose of shop top housing is permitted with development consent if the ground level and first level of the development are used for the purpose of retail premises or business premises. | |
| | Schedule 1, CI 32 | Allows shop top housing on certain land in Chatswood town centre. | Delete |
| | Schedule 1, CI 33 | Allows car parks on land currently zoned E2 and MU1. | Amend to only cover E2 |
| | Schedule 1, CI 34 | Allows specialised retail premises, garden centres, hardware and building supplies, and landscaping material supplies subject to meeting certain criteria (land zoned E4) | Amend to remove mandated land uses: garden centres; hardware and building supplies. Amend clause to reference a centre |
| | Schedule 1, CI 47 2–10 Chandos Street, St Leonards | Allows vehicle repair stations (land zoned E2) | Delete |
| | Schedule 1, CI 53 Use of certain land at 207 Pacific Highway, St Leonards | Allows shop top housing (land zoned E2) | Delete |
| | Schedule 1, CI 62 Use of certain land at 85 Penshurst Street, Willoughby | Allows function centre on the part of the land zoned R2 | Amend provision to continue permissibility for the part of the site zoned R2 |
| | New Schedule 1, XX Use of certain land for shop top housing On land previously zoned B5 | Use of certain land throughout the LGA (1) This clause applies to certain land identified as | New APU to permit shop top housing for certain E3 zoned land to be identified on a Special Provisions Area Map (land currently zoned B5). Refer to map showing where this applies. |

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| LEP | Clause/Schedule | Provision | Direction |
|-----|--|--|---|
| | | <p>Area X on the Special Provisions Area Map.</p> <p>(2) Development for the purposes of shop top housing is permitted with development consent.</p> | |
| | <p>New Schedule 1, XX</p> <p>Use of certain MU1 land in Chatswood CBD for residential flat buildings</p> | <p>Proposed new clause</p> <p>(1) This clause applies to land zoned MU1 land in the Chatswood CBD.</p> <p>(2) Development for the purpose of residential flat building is permitted with development consent if the consent authority is satisfied that:</p> <p>(a) the ground level is used for non residential purposes and</p> <p>(b) A minimum of 17% of the total FSR is provided for non residential purposes and</p> <p>(c) No residential dwelling is located at the ground floor.</p> | <p>New APU to permit residential flat buildings for certain MU1 zoned land in Chatswood CBD</p> |