Employment zones reform translation – Return Translation Detail

Willoughby LEP 2012 Draft response to Department of Planning & Environment

For more information on the Employment zone reform – view NSW Department of Planning & Environment website.

PRELIMINARY TRANSLATION

Employment zones reform

Preliminary translation of Willoughby LEP 2012 land use tables

RETURN TRANSLATION DETAIL NOTE: PLEASE ENSURE THAT THE TITLE PAGE AND HEADER IS UPDATED WITH THE LEP'S NAME AND YEAR.

1. Confirmation of zone selection

NOTE:

- Copy this table for each proposed zone

Title each table with the zone

E1		
Confirm zone is correct Y/N	**Entire zone not appropriate or Specific zone incorrectly applied to an area**	**Council comment**
Yes		Combination of existing B1 and B2 zones

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E2		
Confirm zone is correct Y/N	**Entire zone not appropriate or Specific zone incorrectly applied to an area**	**Council comment**
Yes -		Existing B3 zone

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E3		
Confirm zone is correct Y/N	**Entire zone not appropriate or Specific zone incorrectly applied to an area**	**Council comment**
Y	Shop top housing across entire zone to be dealt within in Schedule 1 as currently only applies in the B5 zone	Combination of existing B5 and B7 zones

E4		
Confirm zone is correct Y/N	**Entire zone not appropriate or Specific zone incorrectly applied to an area**	**Council comment**
Y		Existing IN1 and IN2 zones

MU1		
Confirm zone is correct Y/N	**Entire zone not appropriate or Specific zone incorrectly applied to an area**	**Council comment**
Y		Existing B4 zone

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2. Local zone objectives

NOTE:

- Copy this table for each proposed zone
- Insert additional rows as required
- Title each table with the zone objectives it addresses

< E1 Local Centre			
Local objective[1]	**DPIE recommendation (retain delete or amend)**	**Council comment**	**Amended or new local objective (where applicable)**
To provide for services and employment within walking distance of residences	[guidance to come – local objective under regional team review]	As detailed in comprehensive LEP review – Gateway Determination was received on 24/12/2021	new
To allow residential accommodation while maintaining active retail, business or nonresidential land uses at street level.	[guidance to come – local objective under regional team review]	As detailed in comprehensive LEP review – Gateway Determination was received on 24/12/2021	new
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	[guidance to come – local objective under regional team review]	As detailed in comprehensive LEP review – Gateway Determination was received on 24/12/2021	new

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Zone E2			
Local objective[1]	**DPIE recommendation (retain delete or amend)**	**Council comment**	**Amended or new local objective (where applicable)**
To encourage employment opportunities to strengthen the Eastern Economic Corridor.	[guidance to come – local objective under regional team review]	As detailed in comprehensive LEP review – Gateway Determination was received on 24/12/2021	amended
To maximise public transport patronage and encourage walking and cycling.	[guidance to come – local objective under regional team review]	As detailed in comprehensive LEP review – Gateway Determination was received on 24/12/2021	existing
To support the role of St Leonards as a health and education centre	[guidance to come – local objective under regional team review]	As detailed in comprehensive LEP review – Gateway Determination was received on 24/12/2021	amended
To strengthen the role of Chatswood as a strategic centre for the North District and to improve its public domain and pedestrian links.	[guidance to come – local objective under regional team review]	As detailed in comprehensive LEP review – Gateway Determination was received on 24/12/2021	amended
To protect and encourage safe and accessible city blocks by providing active land uses on street and pedestrian frontages	[guidance to come – local objective under regional team review]	As detailed in comprehensive LEP review – Gateway Determination was received on 24/12/2021	existing

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To enhance the visual appearance of the area by ensuring new development achieves high architectural, urban design and landscape standards.	[guidance to come – local objective under regional team review]	As detailed in comprehensive LEP review – Gateway Determination was received on 24/12/2021	new

Zone E3			
Local objective[1]	**DPIE recommendation (retain delete or amend)**	**Council comment**	**Amended or new local objective (where applicable)**
To accommodate businesses, provided that their access needs and the traffic generated do not interfere with the safety and efficiency of the road network.	[guidance to come – local objective under regional team review]	Existing objective	existing
To ensure that the access needs and traffic generated by uses do not interfere with the safety and efficiency of the road network.	[guidance to come – local objective under regional team review]	Existing objective	existing

Zone E4

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Local objective[1]	DPIE recommendation (retain delete or amend)	Council comment	Amended or new local objective (where applicable)
To encourage employment opportunities as part of the Eastern Economic Corridor.	[guidance to come – local objective under regional team review]	Proposed amended wording as part of comprehensive LEP review	amended
To identify and preserve industrial land to meet the current and future general industrial needs of Willoughby and the wider region.	[guidance to come – local objective under regional team review]	Existing objective	existing
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.	[guidance to come – local objective under regional team review]	Existing objective	existing
To permit land uses that serve the daily convenience needs of workers employed in the industrial area.	[guidance to come – local objective under regional team review]	Existing objective	existing
To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.	[guidance to come – local objective under regional team review]	Existing objective	existing
To protect the viability of business zones in Willoughby by enabling development for the	[guidance to come – local objective under regional team review]	Existing objective	existing

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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.	[guidance to come – local objective under regional team review]	Existing objective	existing
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.	[guidance to come – local objective under regional team review]	Existing objective	existing
To identify and preserve industrial land to meet the current and future light industrial needs of Willoughby and the wider region.	[guidance to come – local objective under regional team review]	Existing objective	existing
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	[guidance to come – local objective under regional team review]	Existing objective	existing

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adjacent areas.			

Zone MU1			
Local objective[1]	**DPIE recommendation (retain delete or amend)**	**Council comment**	**Amended or new local objective (where applicable)**
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.	[guidance to come – local objective under regional team review]	Existing objective	existing

PRELIMINARY TRANSLATION

3. Permitted with or without consent

Zone E1 Local Centre		
Proposed by DPE		**Council response**
Land uses	**Permitted without consent**	**Permitted with consent**
Building identification signs		Building identification signs
Business identification signs;		Business identification signs;
Home businesses;		Home businesses;
Home industries		Home industries
Home occupations;		Home occupations
Recreation areas;		Recreation areas
Roads		Roads

E2 Commercial Centre		
Land uses	**Permitted without consent**	**Permitted with consent**

Building identification signs		Building identification signs
Business identification signs;		Business identification signs;
Home businesses;		Home businesses
Home industries		Home industries
Home occupations;		Home occupations
Recreation areas;		Recreation areas
Roads		Roads

E3 Productivity Support		
Land uses	**Permitted without consent**	**Permitted with consent**
Building identification signs		Building identification signs
Business identification signs;		Business identification signs;
Home industries		Unclear why this use is included here? It is not the intention to allow shop top housing generally in this zone.

		Permitted for part of the zone identified in Schedule 1 only.
Roads		Roads

E4 General Industry		
Land uses	**Permitted without consent**	**Permitted with consent**
Building identification signs		Building identification signs
Business identification signs;		Business identification signs;
Roads		Roads

MU1 Mixed Use		
Land uses	**Permitted without consent**	**Permitted with consent**
Building identification signs		Building identification signs

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Business identification signs;		Business identification signs;
Home industries		Home industries
Roads		Roads

NOTE:

- Copy this table for each proposed zone
- Title each table with the zone

PRELIMINARY TRANSLATION

4. Other land uses

E1 Local Centre – Proposed land use table			
Land use	**Permitted without consent**	**Permitted with consent**	**Prohibited**
Building identification signs		Building identification signs	
Business identification signs		Business identification signs	
Educational establishments		Educational establishments	
passenger transport facilities		passenger transport facilities	
recreation areas		recreation areas	
registered clubs		registered clubs	
restricted premises		restricted premises	
Animal boarding or training establishments;			Animal boarding or training establishments;
Biosolids treatment facilities			Biosolids treatment facilities
Boat building and repair facilities;			Boat building and repair facilities;
Boat launching ramps			Boat launching ramps
Boat sheds;			Boat sheds;
Camping grounds			Camping grounds

PRELIMINARY TRANSLATION

Employment zones reform

Preliminary translation of Willoughby LEP 2012 land use tables

E1 Local Centre – Proposed land use table			
Land use	**Permitted without consent**	**Permitted with consent**	**Prohibited**
Car parks			Car parks
Caravan parks;			Caravan parks;
Cemeteries;			Cemeteries;
Charter and tourism boating facilities;			Charter and tourism boating facilities;
Correctional centres;			Correctional centres;
Crematoria;			Crematoria;
Depots;			Depots;
Eco-tourist facilities;			Eco-tourist facilities;
Electricity generating works;			Electricity generating works;
Environmental facilities;			Environmental facilities;
Exhibition homes;			Exhibition homes;
Exhibition villages;			Exhibition villages;
Extractive industries;			Extractive industries;
Farm buildings			Farm buildings
Forestry;			Forestry;
Freight transport facilities;			Freight transport facilities;
Heavy industrial storage establishments			Heavy industrial storage establishments
Helipads			Helipads
Highway service centres;			Highway service centres;

PRELIMINARY TRANSLATION

E1 Local Centre – Proposed land use table			
Land use	**Permitted without consent**	**Permitted with consent**	**Prohibited**
Home occupations (sex services);			Home occupations (sex services);
Industrial retail outlets;			Industrial retail outlets;
Industrial training facilities			Industrial training facilities
Industries;			Industries;
Marinas;			Marinas;
Mooring pens;			Mooring pens;
Mortuaries;			Mortuaries;
Open cut mining;			Open cut mining;
Port facilities;			Port facilities;
Recreation facilities (major);			Recreation facilities (major);
Research stations;			Research stations;
Residential accommodation;			Residential accommodation;
Resource recovery facilities;			Resource recovery facilities;
Rural industries;			Rural industries;
Sewage treatment plants;			Sewage treatment plants;
Signage;			Signage;
Storage premises;			Storage premises;
Tourist and visitor accommodation			Tourist and visitor accommodation
Transport depots;			Transport depots;

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E1 Local Centre – Proposed land use table			
Land use	**Permitted without consent**	**Permitted with consent**	**Prohibited**
Truck depots;			Truck depots;
Vehicle body repair workshops;			Vehicle body repair workshops;
Vehicle repair stations;			Vehicle repair stations;
Warehouse or distribution centres;			Warehouse or distribution centres;
Waste disposal facilities;			Waste disposal facilities;
Water recycling facilities;			Water recycling facilities;
Water supply systems;			Water supply systems;
Wharf or boating facilities;			Wharf or boating facilities;
Wholesale supplies			Wholesale supplies

NOTE:

- Copy this table for each proposed zone
- Title each table with the zone
- Insert additional rows as required

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Zone E2 – Proposed land use table			
Land use	**Permitted without consent**	**Permitted with consent**	**Prohibited**
Building identification signs		Building identification signs	
Business identification signs		Business identification signs	
Home businesses		Home businesses	
Home industries		Home industries	
Home occupations		Home occupations	
roads		roads	
Serviced apartments*			Serviced apartments* see note below
Agriculture;			Agriculture;
Air transport facilities;			Air transport facilities;
Airstrips;			Airstrips;
Animal boarding or training establishments			Animal boarding or training establishments
Backpacker accommodation# see note below			Backpacker accommodation# see note below
Biosolids treatment facilities;			Biosolids treatment facilities;

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Employment zones reform

Preliminary translation of Willoughby LEP 2012 land use tables

Zone E2 – Proposed land use table			
Land use	**Permitted without consent**	**Permitted with consent**	**Prohibited**
Boat building and repair facilities;			Boat building and repair facilities;
Boat launching ramps;			Boat launching ramps;
Boat sheds;			Boat sheds;
Camping grounds			Camping grounds
Car parks;			Car parks;
Caravan parks;			Caravan parks;
Cemeteries			Cemeteries
Charter and tourism boating facilities;			Charter and tourism boating facilities;
Correctional centres			Correctional centres
Crematoria			Crematoria
Depots;			Depots;
Eco-tourist facilities;			Eco-tourist facilities;
Electricity generating works;			Electricity generating works;
Environmental facilities			Environmental facilities
Exhibition homes;			Exhibition homes;
Exhibition villages;			Exhibition villages;
Extractive industries;			Extractive industries;
Farm buildings			Farm buildings

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Zone E2 – Proposed land use table			
Land use	**Permitted without consent**	**Permitted with consent**	**Prohibited**
Forestry			Forestry
Freight transport facilities;			Freight transport facilities;
Heavy industrial storage establishments;			Heavy industrial storage establishments;
Helipads;			Helipads;
Highway service centres;			Highway service centres;
Home occupations (sex services);			Home occupations (sex services);
Industrial retail outlets;			Industrial retail outlets;
Industrial training facilities;			Industrial training facilities;
Industries;			Industries;
Marinas;			Marinas;
Mooring pens;			Mooring pens;
Open cut mining;			Open cut mining;
Port facilities;			Port facilities;
Recreation facilities (major);			Recreation facilities (major);
Research stations;			Research stations;
Residential accommodation;			Residential accommodation;
Resource recovery facilities;			Resource recovery facilities;
Rural industries;			Rural industries;

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Zone E2 – Proposed land use table			
Land use	**Permitted without consent**	**Permitted with consent**	**Prohibited**
Service stations;			Service stations;
Sewage treatment plants;			Sewage treatment plants;
Signage;			Signage;
Storage premises;			Storage premises;
Tourist and visitor accommodation;			Tourist and visitor accommodation;
Transport depots;			Transport depots;
Truck depots;			Truck depots;
Vehicle body repair workshops;			Vehicle body repair workshops;
Warehouse or distribution centres;			Warehouse or distribution centres;
Waste disposal facilities;			Waste disposal facilities;
Water recycling facilities;			Water recycling facilities;
Water supply systems			Water supply systems
Wharf or boating facilities;			Wharf or boating facilities;
Wholesale supplies			Wholesale supplies

*Serviced apartments are currently listed as permissible in the current LEP. However, the comprehensive review of the LEP prohibits this use. It is recommended this be exhibited as a prohibited use.

Backpacker accommodation is listed as a mandatory use in the E2 zone. Council objects to this additional use in the commercial zone. It is requested that DPIE reconsiders this as an optional use rather than mandatory.

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Zone E3 – Proposed land use table			
Land use	**Permitted without consent**	**Permitted with consent**	**Prohibited**
Building identification signs		Building identification signs	
Business identification signs		Business identification signs	
Restaurants or cafes		Restaurants or cafes	
roads		roads	
Shop top housing			Shop top housing Should be listed as prohibited as part of residential accommodation (but listed for existing B5 land under Schedule 1)
Agriculture;			Agriculture;
Air transport facilities;			Air transport facilities;
Airstrips;			Airstrips;
Amusement centres;			Amusement centres;
Biosolids treatment facilities			Biosolids treatment facilities
Boat launching ramps			Boat launching ramps
Boat sheds;			Boat sheds;
Camping grounds;			Camping grounds;
Car parks;			Car parks;

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Zone E3 – Proposed land use table			
Land use	**Permitted without consent**	**Permitted with consent**	**Prohibited**
Caravan parks;			Caravan parks;
Cemeteries;			Cemeteries;
Charter and tourism boating facilities;			Charter and tourism boating facilities;
Correctional centres;			Correctional centres;
Crematoria;			Crematoria;
Eco-tourist facilities;			Eco-tourist facilities;
Electricity generating works			Electricity generating works
Entertainment facilities;			Entertainment facilities;
Environmental facilities;			Environmental facilities;
Exhibition homes;			Exhibition homes;
Exhibition villages;			Exhibition villages;
Extractive industries;			Extractive industries;
Farm buildings;			Farm buildings;
Forestry;			Forestry;
Freight transport facilities;			Freight transport facilities;
Heavy industrial storage establishments;			Heavy industrial storage establishments;
Helipads;			Helipads;
Highway service centres;			Highway service centres;
Home occupations (sex services);			Home occupations (sex services);

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Preliminary translation of Willoughby LEP 2012 land use tables

Zone E3 – Proposed land use table			
Land use	**Permitted without consent**	**Permitted with consent**	**Prohibited**
Industries;			Industries;
Marinas;			Marinas;
Mooring pens;			Mooring pens;
Open cut mining;			Open cut mining;
Pond-based aquaculture			Pond-based aquaculture
Port facilities;			Port facilities;
Registered clubs;			Registered clubs;
Residential accommodation;			Residential accommodation;
Resource recovery facilities;			Resource recovery facilities;
Restricted premises;			Restricted premises;
Retail premises;			Retail premises;
Rural industries;			Rural industries;
Sewage treatment plants;			Sewage treatment plants;
Sex services premises;			Sex services premises;
Signage;			Signage;
Tourist and visitor accommodation;			Tourist and visitor accommodation;
Transport depots;			Transport depots;
Truck depots;			Truck depots;
Waste disposal facilities;			Waste disposal facilities;

PRELIMINARY TRANSLATION

Preliminary translation of Willoughby LEP 2012 land use tables

Zone E3 – Proposed land use table			
Land use	**Permitted without consent**	**Permitted with consent**	**Prohibited**
Water recycling facilities;			Water recycling facilities;
Water supply systems;			Water supply systems;
Wharf or boating facilities;			Wharf or boating facilities;

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Zone MU1 – Proposed land use table			
Land use	**Permitted without consent**	**Permitted with consent**	**Prohibited**
Building identification signs		Building identification signs	
Business identification signs		Business identification signs	
roads		roads	
Agriculture;			Agriculture;
Air transport facilities;			Air transport facilities;
Airstrips;			Airstrips;
Animal boarding or training establishments			Animal boarding or training establishments
Biosolids treatment facilities;			Biosolids treatment facilities;
Boat building and repair facilities;			Boat building and repair facilities;
Boat launching ramps;			Boat launching ramps;
Boat sheds;			Boat sheds;
Camping grounds			Camping grounds
Caravan parks;			Caravan parks;
Cemeteries			Cemeteries
Charter and tourism boating facilities;			Charter and tourism boating facilities;

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Zone MU1 – Proposed land use table			
Land use	**Permitted without consent**	**Permitted with consent**	**Prohibited**
Correctional centres# see note below			Correctional centres# see note below
Crematoria			Crematoria
Depots;			Depots;
Eco-tourist facilities;			Eco-tourist facilities;
Electricity generating works;			Electricity generating works;
Environmental facilities			Environmental facilities
Exhibition homes;			Exhibition homes;
Exhibition villages;			Exhibition villages;
Extractive industries;			Extractive industries;
Farm buildings			Farm buildings
Forestry			Forestry
Freight transport facilities;			Freight transport facilities;
Heavy industrial storage establishments;			Heavy industrial storage establishments;
Helipads;			Helipads;
Highway service centres;			Highway service centres;
Home occupations (sex services);			Home occupations (sex services);
Industrial retail outlets;			Industrial retail outlets;
Industrial training facilities;			Industrial training facilities;

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Employment zones reform

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Zone MU1 – Proposed land use table			
Land use	**Permitted without consent**	**Permitted with consent**	**Prohibited**
Industries;			Industries;
Marinas;			Marinas;
Mooring pens;			Mooring pens;
Mortuaries;			Mortuaries;
Open cut mining;			Open cut mining;
Port facilities;			Port facilities;
Recreation facilities (major);			Recreation facilities (major);
Research stations;			Research stations;
Residential accommodation;			Residential accommodation;
Resource recovery facilities;			Resource recovery facilities;
Rural industries;			Rural industries;
Service stations;			Service stations;
Sewage treatment plants;			Sewage treatment plants;
sex services premises			sex services premises
Signage;			Signage;
Storage premises;			Storage premises;
Transport depots;			Transport depots;
Truck depots;			Truck depots;
Vehicle body repair workshops;			Vehicle body repair workshops;

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Zone MU1 – Proposed land use table			
Land use	**Permitted without consent**	**Permitted with consent**	**Prohibited**
Veterinary hospitals			Veterinary hospitals
Waste disposal facilities;			Waste disposal facilities;
Water recycling facilities;			Water recycling facilities;
Water supply systems			Water supply systems
Wharf or boating facilities;			Wharf or boating facilities;
Wholesale supplies			Wholesale supplies

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Zone E4 – Proposed land use table			
Land use	**Permitted without consent**	**Permitted with consent**	**Prohibited**
Building identification signs		Building identification signs	
Business identification signs		Business identification signs	
Pubs		Pubs	
Roads		Roads	
Timber yardsds		Timber yards	
Vehicle sales or hire premises		Vehicle sales or hire premises	
		Pet day care Recommend the SEPP exhibition considers a definition such to cover domestic pet day care in urban settings which does not include an overnight stay.	
Agriculture;			Agriculture;

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Employment zones reform

Preliminary translation of Willoughby LEP 2012 land use tables

Zone E4 – Proposed land use table			
Land use	**Permitted without consent**	**Permitted with consent**	**Prohibited**
Air transport facilities;			Air transport facilities;
Airstrips;			Airstrips;
Amusement centres;			Amusement centres;
Animal boarding or training establishments;			Animal boarding or training establishments;
Biosolids treatment facilities;			Biosolids treatment facilities;
Boat building and repair facilities			Boat building and repair facilities
Boat launching ramps;			Boat launching ramps;
Boat sheds;			Boat sheds;
Camping grounds;			Camping grounds;
Car parks;			Car parks;
Caravan parks;			Caravan parks;
Cemeteries;			Cemeteries;
			Centre based child care# see note below
Charter and tourism boating facilities;			Charter and tourism boating facilities;
Commercial premises			Commercial premises
Correctional centres;			Correctional centres;
Crematoria;			Crematoria;
Eco-tourist facilities;			Eco-tourist facilities;

PRELIMINARY TRANSLATION

Employment zones reform

Preliminary translation of Willoughby LEP 2012 land use tables

Zone E4 – Proposed land use table			
Land use	**Permitted without consent**	**Permitted with consent**	**Prohibited**
Educational establishments;			Educational establishments;
Entertainment facilities;			Entertainment facilities;
Environmental facilities			Environmental facilities
Exhibition homes			Exhibition homes
Exhibition villages;			Exhibition villages;
Extractive industries			Extractive industries
Farm buildings;			Farm buildings;
Forestry;			Forestry;
Function centres;			Function centres;
Health services facilities;			Health services facilities;
Heavy industrial storage establishments			Heavy industrial storage establishments
Heavy industries;			Heavy industries;
Helipads;			Helipads;
Highway service centres;			Highway service centres;
Home occupations (sex services);			Home occupations (sex services);
Information and education facilities;			Information and education facilities;
Marinas;			Marinas;
Mooring pens			Mooring pens

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Zone E4 – Proposed land use table			
Land use	**Permitted without consent**	**Permitted with consent**	**Prohibited**
Mortuaries;			Mortuaries;
Open cut mining;			Open cut mining;
Passenger transport facilities;			Passenger transport facilities;
Port facilities;			Port facilities;
Recreation facilities (major)			Recreation facilities (major)
Registered clubs			Registered clubs
Research stations;			Research stations;
Residential accommodation;			Residential accommodation;
Restricted premises;			Restricted premises;
Rural industries;			Rural industries;
Sewage treatment plants;			Sewage treatment plants;
Signage;			Signage;
Tourist and visitor accommodation			Tourist and visitor accommodation
Veterinary hospitals;			Veterinary hospitals;
Water recycling facilities;			Water recycling facilities;
Water supply systems;			Water supply systems;
Wharf or boating facilities;			Wharf or boating facilities;
Wholesale supplies			Wholesale supplies

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Preliminary translation of Willoughby LEP 2012 land use tables

Zone E4 – Proposed land use table			
Land use	**Permitted without consent**	**Permitted with consent**	**Prohibited**

centre based child care – Council's comprehensive LEP seeks to prohibit this use in the industrial zone. This follows exhibition and adoption of Council's Industrial Strategy which found child care centres to be an incompatible use in the industrial zone. Existing child care centres will have existing use rights.

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5. Pond-based aquaculture

Pond-based aquaculture		
Zone	**Permitted with consent**	**Prohibited**
E1		prohibited
E2		prohibited
E3		prohibited
E4		prohibited
MU1		prohibited
R3		Prohibited
R4		Prohibited Unclear from notes why R4 is not mentioned to prohibit

NOTE:

- Insert additional rows as required

PRELIMINARY TRANSLATION

6. Local provisions

Local Provisions			
Local provision clause[1]	**DPIE recommendation**	**Council comment**	**Amended local provision (if applicable)**
Cl. 6.7 Active street frontages	Retain provision. Update zone names.	Comprehensive LEP proposes to include additional zones to this clause. Zones B1, B5 and B7 should be referred to in subclause (1) with the new zone names. Comprehensive LEP proposes additional wording to this clause as follows, ie new subclause (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: a) In the Zone B3 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.	(1) The objective of this clause is to promote uses that attract pedestrian traffic along certain ground floor street frontages in Zone E1 Local Centre, E2 Commercial Centre E3 Productivity Support and MU1 Mixed Use. Proposed subclause 5 5) In this clause, a building has an ***active street frontage*** if: 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. In the Zone E1 Local Centre, E3 Productivity Support and MU1 Mixed Use and B7 Business Park, all premises on the ground floor of the building facing the

PRELIMINARY TRANSLATION

Local Provisions			
Local provision clause[1]	**DPIE recommendation**	**Council comment**	**Amended local provision (if applicable)**
		b) In the Zone B1 Neighbourhood Business, B2 Local Centre, B4 Mixed Use, B5 Business Development and B7 Business Park, all premises on the ground floor of the building facing the street are used for the purposes of commercial premises."	street are used for the purposes of commercial premises." Cannot change ahead of finalisation of Comprehensive lep
Cl 6.12 Size of shops in Zones B3 & B4 in Chatswood	Retain provision. Update zone names.	Note - Comprehensive proposes to delete this clause	~~**6.12 Size of shops in Zone B3 and Zone B4 in Chatswood**~~ ~~(1) This clause applies to land in Zone B3 Commercial Core and Zone B4 Mixed Use on the western side of the North Shore Rail Line in Chatswood.~~ ~~(2) The maximum gross floor area of~~

PRELIMINARY TRANSLATION

Local Provisions			
Local provision clause[1]	**DPIE recommendation**	**Council comment**	**Amended local provision (if applicable)**
			~~a shop on land to which this clause applies must not exceed 100 square metres.~~
Cl 6.15 Vehicle Body repair workshops in zone IN2	Retain provision. Update zone names.	Retain clause and update zone name. No impact to including the current IN1 zone by updating to the new zone name. Only the current IN2 zone has close boundaries with residential	**6.12 Vehicle body repair workshops in Zone E4 General Industry** 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. Development consent must not be granted to development for the purpose of a vehicle body repair workshop on land in Zone E4

PRELIMINARY TRANSLATION

Local Provisions			
Local provision clause[1]	**DPIE recommendation**	**Council comment**	**Amended local provision (if applicable)**
			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. Can change ahead of comprehensive
Cl 6.22 Business and office premises at Broadcast Way, Artarmon	Retain provision	Retain provision	
Cl 5.4 Controls relating to miscellaneous permissible uses	None provided	Limitations requirements for industrial retail outlets and artisan food and drink industry to remain as is.	

PRELIMINARY TRANSLATION

NOTE:

- Only one table is required
- Insert additional rows as required

7. Schedule 1 – Additional permitted uses

Schedule 1		
Site*	**Schedule 1 provision[1]**	**Reason for removal**
24 Cameron Avenue, Artarmon	Cl1 Allows car park (land zoned B1)	Retain provision as recommended by DPIE
land bounded by Herbert, Cleg, Frederick and Reserve	Cl 2 Allows for retail premises, garden centres, hardware and building supplies, and landscaping material supplies subject to meeting certain criteria (land zoned IN1) Comprehensive LEP proposes to delete reference to garden centres and hardware and building supplies as these are currently permissible under the standard instrument.	DPIE recommended retain as is however Subclause (2) to be amended as follows: (3) Development for the purposes of specialised retail premises, ~~garden centres, hardware and building supplies~~ and landscaping material supplies is permitted with development consent. (These are also statutory permissible uses in the E4 zone). This can change ahead of comprehensive
certain land Jersey Road, Artarmon (corner Hampden Road)	Cl 3 Allows car park (land zoned B2)	Retain provision as recommended by DPIE
1-5 Broadcast Way, Artarmon	Cl4	Retain provision as recommended by DPIE

PRELIMINARY TRANSLATION

	Allows food and drink premises, function centres, health services facilities, restaurants or cafes and telecommunications facilities (land zoned IN2	
2A Holly Street, Castle Cove	Cl 8 Allows dwelling house (land zoned B1)	Retain provision as recommended by DPIE
certain land at Albert Avenue, Chatswood	Cl 12 Allows car park (land zoned B4) Car parks to be mandated in MU1. Can be deleted from Schedule 1.	Delete as recommended by DPIE
certain land at Albert Avenue, Chatswood	Cl 13 Allows car park. Unable to identify location and current zoning. Current zoning is B4 which is not proposed to be changed under the comprehensive LEP. Comprehensive LEP is updating the description of the land. Clause is proposed to be rewritten as follows: **Use of certain land at ~~Albert Avenue~~ 18 Thomas Street, Chatswood**	As car parks are to be mandated in the MU1 zone. This clause can be deleted.

PRELIMINARY TRANSLATION

	(1) This clause applies to land at ~~Albert Avenue~~ Thomas Street, Chatswood, being Lot 22 DP 1215977. ~~Lots A and B, DP 381223 and Lots 13 and 23–30, DP 2983~~. (2) Development for the purpose of a car park is permitted with development consent.	
Mandarin Centre and Westfield	Cl 14 Allows amusement centre (land zoned B3) Amusement centres to be mandated in E2. Can be deleted from Schedule 1.	Delete as recommended by DPIE
742–748 Pacific Highway, Chatswood	Cl 27 Allows vehicle repair station (land zoned B5) Vehicle repair stations to be mandated in E3. Can be deleted from Schedule 1.	Delete as recommended by DPIE

PRELIMINARY TRANSLATION

161 Victoria Avenue, Chatswood	Cl 29 Allows sex service premises (land zoned B2) Sex service premises not mandated in E1.	Retain provision as recommended by DPIE
Area 5 on Special Provisions Map	Cl 31 Allows shop top housing if the ground/first levels are used for retail or business premises (land zoned B3) This clause is proposed to be deleted as part of the comprehensive Lep. 31 ~~Use of certain land at Victoria Avenue, Chatswood~~ ~~(1) This clause applies to land at Victoria Avenue, Chatswood, being "Area 5" on the Special Provisions Area Map.~~ ~~(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~~	Clause cannot be deleted ahead of finalisation of comprehensive LEP

PRELIMINARY TRANSLATION

	~~used for the purpose of retail premises or business premises~~.	
certain B3 land in Chatswood	Cl 32 Allows shop top housing on certain land in Chatswood town centre. This clause is proposed to be deleted as part of the comprehensive Lep ~~32 Use of certain land at Chatswood in Zone B3~~ ~~(1) This clause applies to the following land in Zone B3 Commercial Core—~~ ~~(a) Chelsea, 8 Brown Street, Chatswood, being Lot 1, DP 1006341,~~ ~~(b) High Tower, 14 Brown Street, Chatswood, being Lot 10, DP 1028406,~~ ~~(c) Bentleigh, 1 Katherine Street, Chatswood, being Lot 100, DP 1009672,~~ ~~(d) Leura, 809 Pacific Highway, Chatswood, being Lot 100, DP 1040224,~~ ~~(e) Sebel, 37 Victor Street, Chatswood, being Lot 23, DP 868835,~~ ~~(f) 39 Victor Street, Chatswood, being Lot 10, DP 1068549,~~ ~~(g) Chatswood Transport Precinct Project, 436 Victoria Avenue, Chatswood, being Lots 106–108, DP 1094273.~~	Clause cannot be deleted ahead of finalisation of comprehensive LEP

PRELIMINARY TRANSLATION

	~~(2) Development for the purpose of shop top housing is permitted with development consent.~~	
B3 and B4 land in St Leonards/Chatswood	Cl 33 Allows car parks (land zoned B3 and B4). Car parks to be mandated in MU1 but not E2 Review provision Rewrite clause to refer to B3/E2 land only	Amend clause to only refer to B3 / E2 land. Will have to be revisited with comprehensive lep and all land in that which is zoned E2
IN2 land in East Chatswood and Roseville (excluding land fronting or adjoining any residential area)	Cl 34 Allows specialised retail premises, garden centres, hardware and building supplies, and landscaping material supplies subject to meeting certain criteria (land zoned IN2) E4 zone will mandate: Garden centres Hardware and building supplies	Could be reworded as follows: 34 Use of certain land at East Chatswood and Roseville (1) This clause applies to land in East Chatswood and Roseville that is in Zone E4 General Industry ~~IN2 Light Industrial~~, unless the land has direct frontage to or adjoins any residential area (other than land along Eastern Valley Way). (2) Development for the purposes of specialised retail premises, ~~garden centres, hardware and building supplies~~, and landscaping material supplies is permitted with development consent. (3) Development consent under subclause (2) must not be granted unless the consent authority is satisfied that—

PRELIMINARY TRANSLATION

	In addition, comprehensive lep proposes to add pet day care to this clause. No definition currently exists and the following has been put forwarded: 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. Recommend the SEPP exhibition considers including a definition such as above to cover domestic pet day care which does not include an overnight stay.	(a) suitable land is not available for the development in any nearby business centre, and (b) the development will not detrimentally affect the range of services offered by existing shops located in any nearby business centre, and (c) giving consent would not, because of the number of retail outlets that exist or are proposed in Zone E4 General Industry ~~Zone IN1 General Industrial or Zone IN2 Light Industrial,~~ change the predominantly industrial nature of the area or detrimentally affect existing or future industrial development in the zone.
certain land at 2B, 2–14 Northcote Street, St Leonards	Cl 37 Allows shop top housing (land zoned B3)	Retain provision as recommended by DPIE
Northbridge Council car park	Cl 39 Allows car park (land zoned B2)	Retain provision as recommended by DPIE

PRELIMINARY TRANSLATION

476 Penshurst Street, Roseville	Cl 45 Allows car park (land zoned B2)	Retain provision as recommended by DPIE
2–10 Chandos Street, St Leonards	Cl 47 Allows vehicle repair stations (land zoned B3) Vehicle repair stations to be mandated in E2. Can be deleted from Schedule 1.	Delete as recommended by DPIE
14-102 Chandos St, St Leonards	Cl 48 Allows shop top housing (land zoned B3)	Retain provision as recommended by DPIE
certain land in Zone IN2 in St Leonards and Artarmon	Cl 50 Allows function centres and restaurants/cafes (land zoned IN2) As the applicable land is described in the clause can remain as is	Retain provision as recommended by DPIE, replace heading with new zone name **Use of certain land in Zone E4 ~~IN2~~ in St Leonards and Artarmon**
3 Herbert Street and 1 Sergeants Lane, St Leonards	Cl 51 Allows shop top housing (land zoned B3) (The forum)	Retain provision as recommended by DPIE
207 Pacific Highway, St Leonards	Cl 53 Allows shop top housing (land zoned B3)	Retain provision as recommended by DPIE To be subsequently deleted by comprehensive LEP.

PRELIMINARY TRANSLATION

	Comprehensive lep proposes to delete this clause as St Leonards Strategy enables an increase in FSR and height with no residential. If SEPP proceeds ahead of comprehensive, clause should remain for the interim.	
certain land at Borlaise Street, Willoughby	Cl 55 Allows car park (land zoned B2)	Retain provision as recommended by DPIE
162 Mowbray Road, Willoughby	Cl 58 Allows car park (land zoned B5)	Retain provision as recommended by DPIE
45–47 Oakville Road, Willoughby	Cl 61 Allows car park (land zoned B2)	Retain provision as recommended by DPIE
85 Penshurst Street, Willoughby	Cl 62 Allows function centre (land zoned part B2/part R2) Function centres to be mandated in E1 but will continue to be prohibited in R2.	Dual zoning. For simplicity, retain clause as is. (site is also a heritage item)
350 Penshurst Street, Willoughby	Cl 64 Allows sex services premises (land zoned B2)	Retain provision as recommended by DPIE
10 Herbert Street, St Leonards	Cl 72	Retain provision as recommended by DPIE

PRELIMINARY TRANSLATION

	Allows hospital (land zoned IN2)	
17 Smith Street, Chatswood	Cl 73 Allows supermarket or supermarket/liquor store subject to development criteria (land zoned IN2)	Retain provision as recommended by DPIE
12 Frederick Street, St Leonards	Cl 74 Allows hospital (land zoned IN1)	Retain provision as recommended by DPIE
Land currently zoned B5	New clause It is **not** recommended that shop top housing be permitted generally across the E3 productivity zone. Instead, a special area map should define the current B5 zones and only allow shop top on those locations. Location map for these areas is attached.	Use of certain land throughout the LGA (1) This clause applies to certain land identified as Area X on the Special Provisions Area Map. (2) Development for the purposes of shop top housing is permitted with development consent.
Proposed new clause XX Use of certain B4 land in, Chatswood (1) This clause applies to land zoned B4 in the Chatswood CBD.		

PRELIMINARY TRANSLATION

(2) Development for the purpose of residential flat building is permitted with development consent if the consent authority is satisfied that: (a) the ground level is used for non residential purposes and (b) A minimum of 17% of the total FSR is provided for non residential purposes and (c) No residential dwelling is located at the ground floor.		

NOTE:

- Only one table is required
- Insert additional rows as required
- [1] Repeat Schedule 1 provision in full including Lot and DP
- * Include Lot, DP, Name and any other unique identifiers

8. Other zone or land use matters to be considered

<Zone>	
Land use	**Proposed change**

PRELIMINARY TRANSLATION

NOTE:

- Copy this table for each proposed zone
- Insert additional rows as required

PRELIMINARY TRANSLATION