Canterbury-Bankstown Local Environmental Plan 2023

Planning Proposal – New Employment Zones

March 2024

CONTENTS

Part 1 – Objectives and Intended Outcomes 3

Part 2 – Explanation of Provisions 6

Part 3 – Justification of Strategic Merit 12

Part 4 – Maps 43

Part 5 – Community Consultation 43

Part 6 – Project Timeline 43

Appendix 1 – Proposed Land Use Table 44

Appendix 2 – 'Best fit' Translation to the New Employment Zones (Explanation) 56

Appendix 3 – 'Best Fit' Translation to the New Employment Zones (Table) 65

Appendix 4 – Strategic Merit Test – Region and District Plans 92

Appendix 5 – Strategic Merit Test – Council's LSPS and Employment Lands Strategy 100

Appendix 6 – Matters for Consideration – SEPPs 110

Appendix 7 – Matters for Consideration – Ministerial Directions 112

PART 1 – OBJECTIVES AND INTENDED OUTCOMES

Background

The Department of Planning, Housing and Infrastructure (DPHI) has instructed all councils in NSW to update their local environmental plans by carrying out an administrative 'best fit' translation of their existing business and industrial zones to the DPHI's new employment zones, as shown in Figure 1. The statewide reform aims to reduce the number of existing business and industrial zones and to mandate more permitted uses in employment areas.

Figure 1: DPHI's new employment zones (Explanation of Intended Effect, page 11)

The statewide reform is in response to the NSW Productivity Commission's 2021 White Paper '*Rebooting the Economy*'. The Commission recommended reducing the number of existing business and industrial zones in the Standard Instrument Local Environmental Plan to simplify the development assessment process and to remove prescriptive rules that hinder the evolving economy.

The DPHI is staging the implementation of the statewide reform. In April 2023, the DPHI introduced the new employment zones in the local environmental plans of all other councils in NSW.

The next step is for Council to exhibit this planning proposal to update the Canterbury-Bankstown Local Environmental Plan 2023. This planning proposal is an administrative 'best fit' translation of Council's existing business and industrial zones to the DPHI's new employment zones. The intended outcome is to ensure the right zone is selected to reflect Council's strategic intent for an employment area.

Based on the *Environmental Planning and Assessment Act 1979* and DPHI guidelines, the following key policies are relevant to the preparation of this planning proposal:

- Greater Sydney Region Plan
- South District Plan
- State Environmental Planning Policies
- Ministerial Directions
- *Standard Instrument (Local Environmental Plans) Order 2006*
- DPHI Employment Zones Land Use Matrix
- DPHI publications: '*Local Environmental Plan Making Guideline*' and '*Employment Zones Reform Implementation – Explanation of Intended Effect*'
- Council's '*Connective City 2036*' Local Strategic Planning Statement, Employment Lands Strategy and Housing Strategy.

This planning proposal does not propose to undertake further technical studies or investigations to justify the administrative 'best fit' translation of the existing business and industrial zones to the new employment zones, given the proposed changes are largely administrative and mandatory.

Council has until April 2025 to update the Canterbury-Bankstown Local Environmental Plan 2023 as the DPHI will be repealing Council's existing business and industrial zones at that point.

Objective

The objective of this planning proposal is to carry out an administrative 'best fit' translation of Council's existing business and industrial zones to the DPHI's new employment zones.

Intended Outcome

The intended outcome of this planning proposal is to amend the Canterbury-Bankstown Local Environmental Plan 2023:

- To reduce the eight existing business and industrial zones to five new employment zones:
  - E1 Local Centre,
  - E3 Productivity Support,
  - E4 General Industrial,
  - MU1 Mixed Use,
  - SP4 Enterprise.

- To ensure the right zone is selected to reflect Council's strategic intent for an employment area.

- To apply the new employment zones in locations that are consistent with the adopted centres hierarchy and industrial lands policies in Council's *Connective City 2036*, Employment Lands Strategy and Housing Strategy.

- To ensure the objectives and permitted land uses in the new employment zones are employment focussed to deliver Council's jobs target.

- To update the Land Use Table to align with the mandated permitted uses under the *Standard Instrument (Local Environmental Plans) Order 2006*.

- To apply a local provision to the smaller centres in the E1 Local Centre zone. This is a result of combining the B1 Neighbourhood Centre and B2 Local Centre zones into the E1 zone. The intent is to provide additional considerations when assessing proposals for land uses not previously permitted in the B1 zone.

Council is also processing numerous other site specific and housekeeping planning proposals, and the DPHI is preparing new planning controls for the Bankstown Accelerated Precinct (to be completed by November 2024). Should any of the LEP Amendments be made prior to the finalisation of this planning proposal, it is proposed to incorporate the LEP Amendments in this planning proposal.

PART 2 – EXPLANATION OF PROVISIONS

Intended Provisions

[1] Amend the Canterbury-Bankstown Local Environmental Plan 2023 as follows:

Existing Provision	Proposed Provision	Reason
Clause 2.1 **Business Zones** B1 Neighbourhood Centre B2 Local Centre B4 Mixed Use B5 Business Development B6 Enterprise Corridor B7 Business Park **Industrial Zones** IN1 General Industrial IN2 Light Industrial	Clause 2.1 Replace the existing business and industrial zones in clause 2.1 with the new employment zones to read: **Employment Zones** E1 Local Centre E3 Productivity Support E4 General Industrial **Mixed Use Zones** MU1 Mixed Use **Special Purpose Zones** SP1 Special Activities SP2 Infrastructure SP4 Enterprise	Administrative change to comply with the *Standard Instrument (Local Environmental Plans) Order 2006*. The DPHI will address the introduction of the E2 Commercial Centre zone as it prepares new planning controls for the Bankstown Accelerated Precinct, to be completed in November 2024. The E2 zone is equivalent to the proposed B3 Commercial Core zone in the Bankstown City Centre Master Plan.
Land Use Table B1 Neighbourhood Centre B2 Local Centre B4 Mixed Use B5 Business Development B6 Enterprise Corridor B7 Business Park IN1 General Industrial IN2 Light Industrial	Land Use Table Replace the existing business and industrial zones in the Land Use Table with the new employment zones as provided in Appendix 1.	Administrative change to comply with the *Standard Instrument (Local Environmental Plans) Order 2006*.
Clause 4.1(3B) Despite subclause (3), development consent must not be granted to— (a) subdivision of land in Zone IN1 unless each resulting lot is at least 24m wide at the front building line, or (b) subdivision of land in Zone IN2 unless each resulting lot is	Clause 4.1(3B) Amend the clause to read: Despite subclause (3), development consent must not be granted to— (a) subdivision of land ~~in Zone IN1~~ *identified as "Area 1" on the Lot Size Map* unless each resulting lot is at least 24m	Administrative change to comply with the *Standard Instrument (Local Environmental Plans) Order 2006*.

Existing Provision	Proposed Provision	Reason
at least 20m wide at the front building line, or	wide at the front building line, or (b) subdivision of land ~~in Zone IN2~~ *identified as "Area 2" on the Lot Size Map* unless each resulting lot is at least 20m wide at the front building line, or	
Clause 4.1(3B) (c) subdivision of land identified as "Area 1" on the Lot Size Map unless—	Clause 4.1(3B) Amend the clause to read: (c) subdivision of land identified as "Area ~~1~~ *3*" on the Lot Size Map unless—	Consequential change to ensure the references to the mapped areas follow a numerical sequence.
Clause 4.1B(2) Zone B6 in Area 1	Clause 4.1B(2) Amend the zone name from B6 to E3.	Administrative change to comply with the *Standard Instrument (Local Environmental Plans) Order 2006*.
Clause 4.3(2A) (c) 11m for a building on a lot that is less than 5,000m^2 on land identified as "Area 1" on the Height of Buildings Map that is in Zone B6	Clause 4.3(2A) Amend the zone name from B6 to E3.	Administrative change to comply with the *Standard Instrument (Local Environmental Plans) Order 2006*.
Clause 4.6(8) (ba) clause 4.4, to the extent that it applies to land in Zone B4 that has a maximum floor space ratio of 3:1	Clause 4.6(8) Amend the zone name from B4 to MU1.	Administrative change to comply with the *Standard Instrument (Local Environmental Plans) Order 2006*.
Clause 5.3(3) (aa) land in Zone IN1 General Industrial or Zone IN2 Light Industrial, or	Clause 5.3(3) Amend the zone name from IN1 and IN2 to E4.	Administrative change to comply with the *Standard Instrument (Local Environmental Plans) Order 2006*.
Clause 6.3(2) This clause applies to land in Zones R2, R3, R4, B1, B2, B4, B5, B6, B7, IN1, IN2, SP1, SP2, RE1 and RE2.	Clause 6.3(2) Amend the zone name from B1 and B2 to E1. Amend the zone name from B4 to MU1.	Administrative change to comply with the *Standard Instrument (Local Environmental Plans) Order 2006*.

Existing Provision	Proposed Provision	Reason
	Amend the zone name from B5 and B6 to E3. Amend the zone name from B7 to SP4. Amend the zone name from IN1 and IN2 to E4.	
Clause 6.14 **Restrictions on development in Zone B4**	Clause 6.14 Amend the zone name from B4 to MU1.	Administrative change to comply with the *Standard Instrument (Local Environmental Plans) Order 2006*.
Clause 6.21 **Restrictions on development in Zones B1, B2 and B5** (1) This clause applies to the following land— (a) land in Zone B1, (b) land in Zone B2, (c) land in Zone B5 in Area 2.	Clause 6.21 Amend the zone name from B1 and B2 to E1. Amend subclause 1(c) to read: land ~~in Zone B5 in Area 2~~ *identified as "Area 9" on the Special Provisions Map.*	Administrative change to comply with the *Standard Instrument (Local Environmental Plans) Order 2006*.
Clause 6.29(1) (a) to encourage building design, including built form and layout, of large-scale commercial development and mixed use development in Zone B4 that minimises the consumption of energy and water,	Clause 6.29(1) Amend the zone name from B4 to MU1.	Administrative change to comply with the *Standard Instrument (Local Environmental Plans) Order 2006*.
Clause 6.29(2) This clause applies to development on land in Zone B4 that—	Clause 6.29(1) Amend the zone name from B4 to MU1.	Administrative change to comply with the *Standard Instrument (Local Environmental Plans) Order 2006*.
—	Clause 6.34 Insert a new clause in Part 6 to read: **6.34 – Development in local centres**	Administrative change to comply with the *Standard Instrument (Local Environmental Plans) Order 2006*.

Existing Provision	Proposed Provision	Reason
	(1) The objectives of this clause are as follows— *(a) to ensure the scale and function of development in local centres are appropriate for the location,* *(b) to ensure development in local centres is compatible with the desired future character and amenity of surrounding residential areas.* *(2) This clause applies to land identified as "Area 1" on the Land Zoning Map.* *(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority has considered—* *(a) the impact of the development on—* *(i) the amenity of surrounding residential areas, and* *(ii) the desired future character of the local centre, and* *(b) whether the development is consistent with the hierarchy of centres.*	
<u>Schedule 1, clause 14</u> **Use of certain land in Zones IN1 and IN2** (1) This clause applies to land in Zone IN1 or IN2, identified as "APU 14" on the Additional Permitted Uses Map.	<u>Schedule 1, clause 14</u> Amend the zone name from IN1 and IN2 to E4.	Administrative change to comply with the *Standard Instrument (Local Environmental Plans) Order 2006*.

Existing Provision	Proposed Provision	Reason
Schedule 1, clause 18 **Use of certain land in former Bankstown local government area** (1) This clause applies to land in Zone B6, identified as "APU 18" on the Additional Permitted Uses Map.	Schedule 1, clause 18 Amend the zone name from B6 to E3. Allow serviced apartments as an additional permitted use on land where APU 18 applies.	Administrative change to comply with the *Standard Instrument (Local Environmental Plans) Order 2006*.
Schedule 1, clause 23 **Use of land in Zones B1 and B2 in Area 1** (1) This clause applies to land in Zones B1 and B2 in Area 1.	Schedule 1, clause 23 Amend the zone name from B1 and B2 to E1.	Administrative change to comply with the *Standard Instrument (Local Environmental Plans) Order 2006*.
Schedule 1, clause 25 **Use of certain land for purposes of seniors housing in Area 1** (1) This clause applies to land in Zones R2, R4, B1 and B2 in Area 1.	Schedule 1, clause 25 Amend the zone name from B1 and B2 to E1.	Administrative change to comply with the *Standard Instrument (Local Environmental Plans) Order 2006*.
Schedule 1, clause 29 **Use of land in Zone B2 in Area 2** (1) This clause applies to land in Zone B2 in Area 2.	Schedule 1, clause 29 Amend the zone name from B2 to E1.	Administrative change to comply with the *Standard Instrument (Local Environmental Plans) Order 2006*.
Schedule 1, clause 30 **Use of certain land in Zone B5 in Area 2** (1) This clause applies to land in Zone B5 in Area 2.	Schedule 1, clause 30 Amend the zone name from B5 to E3.	Administrative change to comply with the *Standard Instrument (Local Environmental Plans) Order 2006*.
Land Use Table Zone IN1 permits crematoria with consent.	Schedule 1, clause 33 **Use of certain land in Zone E4** Allow crematoria as an additional permitted use on land in the E4 zone that was previously in the IN1 zone.	Administrative change to comply with the *Standard Instrument (Local Environmental Plans) Order 2006*.

[2] Amend the Canterbury-Bankstown Local Environmental Plan 2023 – Land Zoning Map as follows:

Existing business and industrial zone	New employment zone
B1 Neighbourhood Centre	E1 Local Centre
B2 Local Centre	E1 Local Centre
B4 Mixed Use	MU1 Mixed Use
B5 Business Development	E3 Productivity Support
B6 Enterprise Corridor	E3 Productivity Support
B7 Business Park	SP4 Enterprise
IN1 General Industrial	E4 General Industrial
IN2 Light Industrial	E4 General Industrial

[3] Amend the Canterbury-Bankstown Local Environmental Plan 2023 – Land Zoning Map by introducing an "Area 1" to indicate where clause 6.34 applies.

[4] Amend the Canterbury-Bankstown Local Environmental Plan 2023 – Special Provisions Map by introducing an "Area 9" to indicate where clause 6.21(1)(c) applies.

[5] Add a savings provision.

PART 3 – JUSTIFICATION OF STRATEGIC MERIT

This planning proposal does not propose to undertake further technical studies or investigations to justify the administrative 'best fit' translation of the existing business and industrial zones to the new employment zones, given the proposed changes are largely administrative and mandatory.

Strategic Merit Test

3.1 Does the planning proposal give effect to the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, and/or corridor/precinct plans applying to the site? This includes any draft regional, district or corridor/precinct plans released for public comment or a place strategy for a strategic precinct including any draft place strategy.

This planning proposal gives effect to the Greater Sydney Region Plan and South District Plan, as provided in Appendix 4.

In relation to productivity, the Greater Sydney Region Plan and South District Plan contain strategies and actions to rebalance opportunities for all residents to have greater access to jobs, shops and services. The key strategies and actions include:

Key strategies and actions	Consistent
Greater Sydney Region Plan (Strategy 14.1, page 85) and South District Plan (Action 51, page 86) Integrate land use and transport plans to deliver the 30-minute city.	Yes. This planning proposal is consistent with Strategy 14.1 and Action 51 as it applies the new employment zones in locations that are consistent with the adopted centres hierarchy in Council's *Connective City 2036*, Employment Lands Strategy and Housing Strategy.
Greater Sydney Region Plan (Strategy 16.1, page 96) and South District Plan (Action 55, page 86) Manage the interfaces of industrial areas, trade gateways and intermodal facilities by providing buffer areas to nearby activities such as residential uses that are sensitive to emissions from 24-hour port and freight functions.	Yes. The objective of the IN2 Light Industrial zone is to provide a wide range of light industrial, warehouse and related land uses. The zone generally applies to the periphery of the IN1 General Industrial zone and provides a buffer with neighbouring residential areas to minimise any adverse effect of industry on other land uses. The issue is the mandated permitted uses will introduce freight transport facilities, general industries goods repair and reuse premises,

Key strategies and actions	Consistent
	transport depots and truck depots in the IN2 zone. Council cannot alter the mandated permitted uses in the Land Use Table, and the new employment zones do not permit 'buffer' zones. Where the IN2 zone adjoins residential or other sensitive land uses, the DPHI considers that the development assessment process adequately regulates impacts. To address this issue, Council's DCP contains existing clauses (Chapter 9, clauses 2.5 and 2.7), which provide additional considerations to ensure the operation of these uses would not have an unreasonable impact on nearby residential amenity.
Greater Sydney Region Plan (Strategy 16.2, page 97) and South District Plan (Action 56, page 87) Optimise the efficiency and effectiveness of the freight handling and logistics network by protecting current and future freight corridors and shared freight corridors.	Yes. This planning proposal is consistent with Strategy 16.2 and Action 56 as it applies the new employment zones in locations that are consistent with the adopted employment lands hierarchy in Council's *Connective City 2036* and Employment Lands Strategy.
Greater Sydney Region Plan (Strategy 21.1, page 115) and South District Plan (Action 25, page 61) Develop and implement land use and infrastructure plans for health and education precincts.	Yes. Council's Bankstown City Centre Master Plan is consistent with Strategy 21.1 and Action 25 as it applies an appropriate zone that supports the health and education precinct. However, the delivery of the Master Plan has been hampered through extensive delays in receiving a Gateway determination from the DPHI, with a planning proposal for Bankstown (12,500 additional dwellings and 14,000 additional jobs) submitted for Gateway in February 2022. In December 2023, the DPHI announced that it is preparing new planning controls for the Bankstown Accelerated Precinct, to be completed by November 2024. The DPHI will address the introduction of the E2 Commercial Centre zone as it prepares the new planning controls. The E2 zone is equivalent to the proposed B3 Commercial Core zone in the Bankstown City Centre Master Plan.

Key strategies and actions	Consistent
Greater Sydney Region Plan (Strategy 22.1, page 125) and South District Plan (Action 28, page 63) Provide access to jobs, goods and services in centres.	Yes. This planning proposal is consistent with Strategy 22.1 and Action 28 as it applies the new employment zones in locations that are consistent with the adopted centres hierarchy in Council's *Connective City 2036*, Employment Lands Strategy and Housing Strategy.
Greater Sydney Region Plan (Strategy 23.1, page 135) and South District Plan (Action 39, page 77) Retain, review and plan industrial and urban services land in accordance with the principles for managing industrial and urban services land.	Yes. This planning proposal is consistent with Strategy 23.1 and Action 39 as it applies the new employment zones in locations that are consistent with the adopted employment lands hierarchy in Council's *Connective City 2036* and Employment Lands Strategy.
Greater Sydney Region Plan (Strategy 23.2, page 135) and South District Plan (Action 40, page 77) Consider office development in industrial zones where it does not compromise industrial or urban services activities in the South and Western City Districts.	Yes. This planning proposal is consistent with Strategy 23.2 and Action 40. The new employment zones permit offices in the E4 zone provided it is associated with industrial land uses.
Greater Sydney Region Plan (Strategy 24.2, page 140) and South District Plan (Action 48, page 80) Consider artistic and cultural activities and night-time economy when preparing plans for tourism and visitation.	Yes. This planning proposal is consistent with Strategy 24.2 and Action 48. The new employment zones permit artistic and cultural activities and night-time economy in the centres.

3.2 Does the planning proposal demonstrate consistency with the relevant LSPS or strategy that has been endorsed by the Department or required as part of a regional or district plan?

This planning proposal is consistent with Council's *Connective City 2036*, Employment Lands Strategy and Housing Strategy, as provided in Appendix 5. The DPHI and the former Greater Cities Commission have endorsed Council's planning framework as being consistent with State priorities.

In relation to productivity, Council's *Connective City* 2036 and Employment Lands Strategy contain actions to provide an additional 41,000 jobs to 2036. The key actions to deliver the jobs target include:

Key actions	Consistent
Connective City 2036 (E3.1.53, page 53) Provide capacity for 25,000 jobs and 25,000 students in Bankstown City Centre by 2036.	Yes. Council's Bankstown City Centre Master Plan is consistent with Actions E3.1.53 and E3.2.59 as it applies an appropriate zone that supports the health and education precinct and

Key actions	Consistent
Connective City 2036 (E3.2.59, page 53) Plan for significant increase in education, knowledge intensive and cultural jobs in Bankstown City Centre, focused along the Chapel Road Precinct. Employment Lands Strategy (pages 112, 244, 249) Zone B3 – Establish a commercial core zone in strategic centres. Housing Strategy (page 122) Zone B4 – Accommodate a mix of commercial uses and residential accommodation (shop top housing, seniors housing and residential flat buildings) to support the Metropolitan Centre functions of Bankstown.	commercial core. However, the delivery of the Master Plan has been hampered through extensive delays in receiving a Gateway determination from the DPHI, with a planning proposal for Bankstown (12,500 additional dwellings and 14,000 additional jobs) submitted for Gateway in February 2022. In December 2023, the DPHI announced that it is preparing new planning controls for the Bankstown Accelerated Precinct, to be completed by November 2024. The DPHI will address the introduction of the E2 Commercial Centre zone as it prepares the new planning controls. The E2 zone is equivalent to the proposed B3 Commercial Core zone in the Bankstown City Centre Master Plan.
Connective City 2036 (E3.1.56, page 53) Provide capacity for 7,500 jobs in Campsie Town Centre by 2036. Maintain ground floor active uses.	Yes. Council's Campsie Town Centre Master Plan is consistent with Action E3.1.56 as it applies an appropriate zone that supports employment. However, the delivery of the Master Plan has been hampered through extensive delays in receiving a Gateway determination from the DPHI, with a planning proposal for Campsie (6,300 new dwellings and 2,700 new jobs) submitted for Gateway in July 2022.
Connective City 2036 (E3.6.69, page 53) and Employment Lands Strategy (pages 114, 115, 252) Retain and manage all industrial and business lands and do not support residential land uses, including aged care and live work units, in industrial and urban services lands.	Yes. This planning proposal is consistent with Action E3.6.69 as it applies the new employment zones in locations that are consistent with the adopted employment lands hierarchy in Council's *Connective City 2036* and Employment Lands Strategy.
Connective City 2036 (E3.6.72, page 53) E3.6.72 – Review land use controls for industrial and business lands including those around freight hubs to protect existing and emerging employment sectors, and to minimise sensitive and conflicting uses.	Yes. This planning proposal is consistent with Action E3.6.72 as it applies the new employment zones in locations that are consistent with the adopted employment lands hierarchy in Council's *Connective City 2036* and Employment Lands Strategy.
Connective City 2036 (E3.7.74, page 53) Ensure local urban services lands support local enterprise and allow for supporting office space.	Yes. This planning proposal is consistent with Action E3.7.74. The new employment zones permit office space in the E3 zone.

Key actions	Consistent
Employment Lands Strategy (pages 111, 112, 251) and Housing Strategy (page 121) Zones B1 and B2 – Permit shop top housing, seniors housing and residential flat buildings only where ground floor uses are non-residential.	Yes. The Canterbury-Bankstown Local Environmental Plan 2023 addressed this recommendation by introducing a local provision (clause 6.21) that restricts the ground floor to non-residential uses.
Employment Lands Strategy (pages 111, 113, 116) Zones B5 and B6 – Prohibit all residential uses.	Yes. This planning proposal is consistent with this recommendation as it applies the E3 zone to the B5/B6 zones. The E3 zone prohibits residential accommodation. However, the following existing policies will continue to apply: • CBLEP 2023 – Schedule 1, APU 18 (multi dwelling housing and residential flat buildings on certain sites previously in the B6 zone in the former Bankstown LGA). • CBLEP 2023 – Schedule 1, APU 30 (shop top housing on land previously in the B5 zone in the former Canterbury LGA). • Housing SEPP – Seniors housing permitted in the E3 zone.
Employment Lands Strategy (pages 111, 112, 113) Zones B2, B4 and B6 – Permit tourist and visitor accommodation. Zones B1 and B5 – Prohibit tourist and visitor accommodation.	Yes. This planning proposal is consistent with this recommendation as it: • Applies the E1 zone to the B1/B2 zones and applying the MU1 zone to the B4 zone. These zones permit tourist and visitor accommodation. • Applies the E3 zone to the B5/B6 zones, which mandates hotel or motel accommodation as a permitted use. An issue is the E3 zone combines the B5 and B6 into a single zone. Serviced apartments are prohibited in the B5 zone, but permitted in the B6 zone. It is not mandated as a permitted use in the E3 zone. Council's Employment Lands Strategy (page 113) recommends prohibiting all tourist and visitor accommodation uses (including serviced apartments) in the B5 zone. It is therefore not proposed to amend the Land Use Table to permit serviced apartments in the E3 zone as this change would be inconsistent

Key actions	Consistent
	with the Employment Lands Strategy and would inappropriately permit serviced apartments on land previously in the B5 zone. The planning proposal will address the issue by: • Hume Highway corridor – amend the existing control in Schedule 1 (APU 18) to add serviced apartments as an additional permitted use on certain B6 zoned land. • Canterbury Road corridor – the implementation of the Campsie Town Centre Master Plan and master plans for other centres may consider the suitability of serviced apartments along the corridor. The Campsie Town Centre Master Plan (page 98) encourages bulky goods retail and light industry on land previously in the B5 zone as it aligns with the overall aim of the Canterbury Road Review, which is to support Canterbury Road's function as an enterprise corridor. The Master Plan does not encourage tourist and visitor accommodation uses (including serviced apartments).
Employment Lands Strategy (page 113) Zone B5 – Rezone B5 elements of Hume Highway and Canterbury Road, east of Punchbowl Road to B2 or B6, depending on proximity to existing centres. Maintain B5 elements of Canterbury Road, west of Punchbowl Road.	Yes. This planning proposal is consistent with this recommendation as it applies the E3 zone, which combines the B5/B6 zones into a single zone.
Employment Lands Strategy (page 114) Zone B7 – No change.	Yes. This planning proposal is consistent with this recommendation as it applies the SP4 zone to the B7 zone. The objective of the SP4 zone is to support unique areas with an enterprise focus that require tailored land use planning. The Land Use Table has limited mandated land uses to enable a tailored response. This zone is appropriate for the following reasons: • The Potts Hill Business Park is a truly unique precinct with an enterprise focus. It is important to protect the strategic intent and

Key actions	Consistent
	character of the business park, consistent with Council's *Connective City 2036* and Employment Lands Strategy. • The Employment Lands Strategy (page 114) recommends no change to the existing Land Use Table. • Other zones, such as the E3 zone, combined with other mechanisms cannot achieve the same outcome. • Council's strategic plans do not propose to transition the business park to an alternative zone.
Employment Lands Strategy (page 114) Zone IN1 – Prohibit large lot commercial uses (e.g. timber yards and landscaping material supplies) and registered clubs.	Yes. An issue is the E4 zone combines the IN1 and IN2 into a single zone. Large lot commercial uses (e.g. timber yards and landscaping material supplies) are prohibited in the IN1 zone, but permitted in the IN2 zone. These land uses are not mandated as permitted uses in the E4 zone. The Local Planning Panel considered this issue at its Meeting of 4 March 2024. The Panel recommended to permit large lot commercial uses (e.g. timber yards and landscaping material supplies) in the E4 zone. The planning proposal reflects this recommendation.
Employment Lands Strategy (page 247) Promote high tech jobs on Chullora.	Yes. This planning proposal is consistent with this recommendation as it applies the E4 zone to the IN1 zone. This zone provides greater flexibility with an increase in mandated permitted uses.
Employment Lands Strategy (pages 251, 252) Facilitate a night-time economy.	Yes. Council's Night Time Economy Action Plan addresses this recommendation.

3.3 Does the planning proposal respond to a change in circumstances that has not been recognised by the existing planning framework?

This planning proposal does not respond to a change in circumstances that has not been recognised by the existing planning framework.

Matters for Consideration – A. Need for the planning proposal

3.4 Is the planning proposal a result of an endorsed LSPS, strategic study or report?

The DPHI has instructed all councils in NSW to update their local environmental plans by carrying out an administrative 'best fit' translation of their existing business and industrial zones to the DPHI's new employment zones. The statewide reform aims to reduce the number of existing business and industrial zones and to mandate more permitted uses in employment areas.

The statewide reform is in response to the NSW Productivity Commission's 2021 White Paper '*Rebooting the Economy*'. The Commission recommended reducing the number of existing business and industrial zones in the Standard Instrument Local Environmental Plan to simplify the development assessment process and to remove prescriptive rules that hinder the evolving economy.

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

The DPHI requires Council to prepare this planning proposal to update the Canterbury-Bankstown Local Environmental Plan 2023, consistent with the *Standard Instrument (Local Environmental Plans) Order 2006*. According to the *Standard Instrument (Local Environmental Plans) Amendment (Land Use Zones) Order 2022*, Council and the DPHI have until April 2025 to update the LEP as the existing business and industrial zones will be repealed at that point.

Matters for Consideration – B. Relationship to the strategic planning framework

3.6 Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

This planning proposal gives effect to the Greater Sydney Region Plan and South District Plan, as provided in Appendix 4.

In relation to productivity, the Greater Sydney Region Plan and South District Plan contain strategies and actions to rebalance opportunities for all residents to have greater access to jobs, shops and services. The key strategies and actions include:

Key strategies and actions	Consistent
Greater Sydney Region Plan (Strategy 14.1, page 85) and South District Plan (Action 51, page 86) Integrate land use and transport plans to deliver the 30-minute city.	Yes. This planning proposal is consistent with Strategy 14.1 and Action 51 as it applies the new employment zones in locations that are consistent with the adopted centres hierarchy in Council's *Connective City 2036*, Employment Lands Strategy and Housing Strategy.
Greater Sydney Region Plan (Strategy 16.1, page 96) and South District Plan (Action 55, page 86) Manage the interfaces of industrial areas, trade gateways and intermodal facilities by providing buffer areas to nearby activities such as residential uses that are sensitive to emissions from 24-hour port and freight functions.	Yes. The objective of the IN2 Light Industrial zone is to provide a wide range of light industrial, warehouse and related land uses. The zone generally applies to the periphery of the IN1 General Industrial zone and provides a buffer with neighbouring residential areas to minimise any adverse effect of industry on other land uses. The issue is the mandated permitted uses will introduce freight transport facilities, general industries goods repair and reuse premises, transport depots and truck depots in the IN2 zone. Council cannot alter the mandated permitted uses in the Land Use Table, and the new employment zones do not permit 'buffer' zones. Where the IN2 zone adjoins residential or other sensitive land uses, the DPHI considers that the development assessment process adequately regulates impacts.

Key strategies and actions	Consistent
	To address this issue, Council's DCP contains existing clauses (Chapter 9, clauses 2.5 and 2.7), which provide additional considerations to ensure the operation of these uses would not have an unreasonable impact on nearby residential amenity.
Greater Sydney Region Plan (Strategy 16.2, page 97) and South District Plan (Action 56, page 87) Optimise the efficiency and effectiveness of the freight handling and logistics network by protecting current and future freight corridors and shared freight corridors.	Yes. This planning proposal is consistent with Strategy 16.2 and Action 56 as it applies the new employment zones in locations that are consistent with the adopted employment lands hierarchy in Council's *Connective City 2036* and Employment Lands Strategy.
Greater Sydney Region Plan (Strategy 21.1, page 115) and South District Plan (Action 25, page 61) Develop and implement land use and infrastructure plans for health and education precincts.	Yes. Council's Bankstown City Centre Master Plan is consistent with Strategy 21.1 and Action 25 as it applies an appropriate zone that supports the health and education precinct. However, the delivery of the Master Plan has been hampered through extensive delays in receiving a Gateway determination from the DPHI, with a planning proposal for Bankstown (12,500 additional dwellings and 14,000 additional jobs) submitted for Gateway in February 2022. In December 2023, the DPHI announced that it is preparing new planning controls for the Bankstown Accelerated Precinct, to be completed by November 2024. The DPHI will address the introduction of the E2 Commercial Centre zone as it prepares the new planning controls. The E2 zone is equivalent to the proposed B3 Commercial Core zone in the Bankstown City Centre Master Plan.
Greater Sydney Region Plan (Strategy 22.1, page 125) and South District Plan (Action 28, page 63) Provide access to jobs, goods and services in centres.	Yes. This planning proposal is consistent with Strategy 22.1 and Action 28 as it applies the new employment zones in locations that are consistent with the adopted centres hierarchy in Council's *Connective City 2036*, Employment Lands Strategy and Housing Strategy.
Greater Sydney Region Plan (Strategy 23.1, page 135) and South District Plan (Action 39, page 77)	Yes. This planning proposal is consistent with Strategy 23.1 and Action 39 as it applies the new employment zones in locations that are consistent with the adopted employment lands

Key strategies and actions	Consistent
Retain, review and plan industrial and urban services land in accordance with the principles for managing industrial and urban services land.	hierarchy in Council's *Connective City 2036* and Employment Lands Strategy.
Greater Sydney Region Plan (Strategy 23.2, page 135) and South District Plan (Action 40, page 77) Consider office development in industrial zones where it does not compromise industrial or urban services activities in the South and Western City Districts.	Yes. This planning proposal is consistent with Strategy 23.2 and Action 40. The new employment zones permit offices in the E4 zone provided it is associated with industrial land uses.
Greater Sydney Region Plan (Strategy 24.2, page 140) and South District Plan (Action 48, page 80) Consider artistic and cultural activities and night-time economy when preparing plans for tourism and visitation.	Yes. This planning proposal is consistent with Strategy 24.2 and Action 48. The new employment zones permit artistic and cultural activities and night-time economy in the centres.

3.7 Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or strategic plan?

This planning proposal is consistent with Council's *Connective City 2036*, Employment Lands Strategy and Housing Strategy, as provided in Appendix 5. The DPHI and the former Greater Cities Commission have endorsed Council's planning framework as being consistent with State priorities.

In relation to productivity, Council's *Connective City* 2036 and Employment Lands Strategy contain actions to provide an additional 41,000 jobs to 2036. The key actions to deliver the jobs target include:

Key actions	Consistent
Connective City 2036 (E3.1.53, page 53) Provide capacity for 25,000 jobs and 25,000 students in Bankstown City Centre by 2036. *Connective City 2036* (E3.2.59, page 53) Plan for significant increase in education, knowledge intensive and cultural jobs in Bankstown City Centre, focused along the Chapel Road Precinct. Employment Lands Strategy (pages 112, 244, 249) Zone B3 – Establish a commercial core zone in strategic centres.	Yes. Council's Bankstown City Centre Master Plan is consistent with Actions E3.1.53 and E3.2.59 as it applies an appropriate zone that supports the health and education precinct and commercial core. However, the delivery of the Master Plan has been hampered through extensive delays in receiving a Gateway determination from the DPHI, with a planning proposal for Bankstown (12,500 additional dwellings and 14,000 additional jobs) submitted for Gateway in February 2022. In December 2023, the DPHI announced that it is preparing new planning controls for the

Key actions	Consistent
Housing Strategy (page 122) Zone B4 – Accommodate a mix of commercial uses and residential accommodation (shop top housing, seniors housing and residential flat buildings) to support the Metropolitan Centre functions of Bankstown.	Bankstown Accelerated Precinct, to be completed by November 2024. The DPHI will address the introduction of the E2 Commercial Centre zone as it prepares the new planning controls. The E2 zone is equivalent to the proposed B3 Commercial Core zone in the Bankstown City Centre Master Plan.
Connective City 2036 (E3.1.56, page 53) Provide capacity for 7,500 jobs in Campsie Town Centre by 2036. Maintain ground floor active uses.	Yes. Council's Campsie Town Centre Master Plan is consistent with Action E3.1.56 as it applies an appropriate zone that supports employment. However, the delivery of the Master Plan has been hampered through extensive delays in receiving a Gateway determination from the DPHI, with a planning proposal for Campsie (6,300 new dwellings and 2,700 new jobs) submitted for Gateway in July 2022.
Connective City 2036 (E3.6.69, page 53) and Employment Lands Strategy (pages 114, 115, 252) Retain and manage all industrial and business lands and do not support residential land uses, including aged care and live work units, in industrial and urban services lands.	Yes. This planning proposal is consistent with Action E3.6.69 as it applies the new employment zones in locations that are consistent with the adopted employment lands hierarchy in Council's *Connective City 2036* and Employment Lands Strategy.
Connective City 2036 (E3.6.72, page 53) E3.6.72 – Review land use controls for industrial and business lands including those around freight hubs to protect existing and emerging employment sectors, and to minimise sensitive and conflicting uses.	Yes. This planning proposal is consistent with Action E3.6.72 as it applies the new employment zones in locations that are consistent with the adopted employment lands hierarchy in Council's *Connective City 2036* and Employment Lands Strategy.
Connective City 2036 (E3.7.74, page 53) Ensure local urban services lands support local enterprise and allow for supporting office space.	Yes. This planning proposal is consistent with Action E3.7.74. The new employment zones permit office space in the E3 zone.
Employment Lands Strategy (pages 111, 112, 251) and Housing Strategy (page 121) Zones B1 and B2 – Permit shop top housing, seniors housing and residential flat buildings only where ground floor uses are non-residential.	Yes. The Canterbury-Bankstown Local Environmental Plan 2023 addressed this recommendation by introducing a local provision (clause 6.21) that restricts the ground floor to non-residential uses.
Employment Lands Strategy (pages 111, 113, 116)	Yes. This planning proposal is consistent with this recommendation as it applies the E3 zone to

Key actions	Consistent
Zones B5 and B6 – Prohibit all residential uses.	the B5/B6 zones. The E3 zone prohibits residential accommodation. However, the following existing policies will continue to apply: • CBLEP 2023 – Schedule 1, APU 18 (multi dwelling housing and residential flat buildings on certain sites previously in the B6 zone in the former Bankstown LGA). • CBLEP 2023 – Schedule 1, APU 30 (shop top housing on land previously in the B5 zone in the former Canterbury LGA). • Housing SEPP – Seniors housing permitted in the E3 zone.
Employment Lands Strategy (pages 111, 112, 113) Zones B2, B4 and B6 – Permit tourist and visitor accommodation. Zones B1 and B5 – Prohibit tourist and visitor accommodation.	Yes. This planning proposal is consistent with this recommendation as it: • Applies the E1 zone to the B1/B2 zones and applying the MU1 zone to the B4 zone. These zones permit tourist and visitor accommodation. • Applies the E3 zone to the B5/B6 zones, which mandates hotel or motel accommodation as a permitted use. An issue is the E3 zone combines the B5 and B6 into a single zone. Serviced apartments are prohibited in the B5 zone, but permitted in the B6 zone. It is not mandated as a permitted use in the E3 zone. Council's Employment Lands Strategy (page 113) recommends prohibiting all tourist and visitor accommodation uses (including serviced apartments) in the B5 zone. It is therefore not proposed to amend the Land Use Table to permit serviced apartments in the E3 zone as this change would be inconsistent with the Employment Lands Strategy and would inappropriately permit serviced apartments on land previously in the B5 zone. The planning proposal will address the issue by: • Hume Highway corridor – amend the existing control in Schedule 1 (APU 18) to add serviced apartments as an additional permitted use on certain B6 zoned land.

Key actions	Consistent
	• Canterbury Road corridor – the implementation of the Campsie Town Centre Master Plan and master plans for other centres may consider the suitability of serviced apartments along the corridor. The Campsie Town Centre Master Plan (page 98) encourages bulky goods retail and light industry on land previously in the B5 zone as it aligns with the overall aim of the Canterbury Road Review, which is to support Canterbury Road's function as an enterprise corridor. The Master Plan does not encourage tourist and visitor accommodation uses (including serviced apartments).
Employment Lands Strategy (page 113) Zone B5 – Rezone B5 elements of Hume Highway and Canterbury Road, east of Punchbowl Road to B2 or B6, depending on proximity to existing centres. Maintain B5 elements of Canterbury Road, west of Punchbowl Road.	Yes. This planning proposal is consistent with this recommendation as it applies the E3 zone, which combines the B5/B6 zones into a single zone.
Employment Lands Strategy (page 114) Zone B7 – No change.	Yes. This planning proposal is consistent with this recommendation as it applies the SP4 zone to the B7 zone. The objective of the SP4 zone is to support unique areas with an enterprise focus that require tailored land use planning. The Land Use Table has limited mandated land uses to enable a tailored response. This zone is appropriate for the following reasons: • The Potts Hill Business Park is a truly unique precinct with an enterprise focus. It is important to protect the strategic intent and character of the business park, consistent with Council's *Connective City 2036* and Employment Lands Strategy. • The Employment Lands Strategy (page 114) recommends no change to the existing Land Use Table. • Other zones, such as the E3 zone, combined with other mechanisms cannot achieve the same outcome.

Key actions	Consistent
	• Council's strategic plans do not propose to transition the business park to an alternative zone.
Employment Lands Strategy (page 114) Zone IN1 – Prohibit large lot commercial uses (e.g. timber yards and landscaping material supplies) and registered clubs.	Yes. An issue is the E4 zone combines the IN1 and IN2 into a single zone. Large lot commercial uses (e.g. timber yards and landscaping material supplies) are prohibited in the IN1 zone, but permitted in the IN2 zone. These land uses are not mandated as permitted uses in the E4 zone. The Local Planning Panel considered this issue at its Meeting of 4 March 2024. The Panel recommended to permit large lot commercial uses (e.g. timber yards and landscaping material supplies) in the E4 zone. The planning proposal reflects this recommendation.
Employment Lands Strategy (page 247) Promote high tech jobs on Chullora.	Yes. This planning proposal is consistent with this recommendation as it applies the E4 zone to the IN1 zone. This zone provides greater flexibility with an increase in mandated permitted uses.
Employment Lands Strategy (pages 251, 252) Facilitate a night-time economy.	Yes. Council's Night Time Economy Action Plan addresses this recommendation.

3.8 Is the planning proposal consistent with any other applicable State and regional studies or strategies?

There are no other relevant State or regional study or strategy that are applicable to this planning proposal.

3.9 Is the planning proposal consistent with applicable SEPPs?

This planning proposal is consistent with applicable State Environmental Planning Policies, as provided in Appendix 6, namely:

SEPP (Biodiversity and Conservation) 2021

Chapter 2 (Vegetation in non-rural areas) applies to the business and industrial zones in Canterbury-Bankstown. The aim is to protect the biodiversity values of trees and other vegetation. This planning proposal is consistent with the SEPP as it maintains the existing provisions that facilitate the protection of trees and other vegetation, and does not propose any clearing of native vegetation.

Chapter 6 (Water catchments) applies to the business and industrial zones in the Georges River Catchment and Sydney Harbour Catchment. This planning proposal is consistent with the SEPP as it maintains the existing provisions that facilitate the protection of the natural and cultural values of the water catchments. It does not propose to intensify development in proximity to the foreshore as it maintains the existing floor space ratio and building height standards.

SEPP (Housing) 2021

The SEPP applies to the business zones in Canterbury-Bankstown and aims to enable the development of diverse housing types including boarding houses, co-living housing, build-to-rent housing and seniors housing.

This planning proposal is consistent with the SEPP as it maintains the existing provisions that facilitate certain residential development in the business zones, consistent with Council's strategic planning for residential development in the business zones. It does not propose to reduce permissible residential densities as it maintains the existing floor space ratio and building height standards.

SEPP (Industry and Employment) 2021

Chapter 3 (Advertising and Signage) applies to the business and industrial zones in Canterbury-Bankstown. The aim is to regulate signage to ensure it is compatible with the desired amenity and visual character of an area.

This planning proposal is consistent with the SEPP as it maintains the existing provisions that facilitate the permissibility of business identification signs and building identification signs in the business and industrial zones.

SEPP (Resilience and Hazards) 2021

Chapter 2 (Coastal management) applies to certain business and industrial zones in proximity to coastal wetlands. The aim is to ensure development does not significantly impact on the integrity of the coastal wetlands.

This planning proposal is consistent with the SEPP as it maintains the existing provisions that facilitate the protection of coastal wetlands. It does not propose to intensify development in proximity to the coastal wetlands as it maintains the existing floor space ratio and building height standards.

SEPP (Transport and Infrastructure) 2021

Chapter 2 (Infrastructure) applies to certain business and industrial zones adjacent to pipeline corridors, railway corridors and road corridors. The aim is to identify matters to be considered in the assessment of development adjacent to particular types of infrastructure development.

This planning proposal is consistent with the SEPP as it maintains the existing provisions that facilitate the protection of infrastructure.

It does not propose to intensify development adjacent to pipeline corridors, railway corridors and road corridors as it maintains the existing floor space ratio and building height standards.

SEPP (Exempt and Complying Development Codes) 2008

Part 5A (Industrial and Business Buildings Code) applies to the business and industrial zones in Canterbury-Bankstown. This includes the Potts Hill Business Park, which is zoned B7 Business Park. Sydney Water and Ausgrid use the business park to support critical infrastructure.

This planning proposal proposes to replace the B7 zone with the SP4 Enterprise zone.

The objective of the SP4 zone is to support unique areas with an enterprise focus that require tailored land use planning. The Land Use Table has limited mandated land uses to enable a tailored response.

This zone is appropriate for the following reasons:

- The Potts Hill Business Park is a truly unique precinct with an enterprise focus. It is important to protect the strategic intent and character of the business park, consistent with Council's *Connective City 2036* and Employment Lands Strategy.
- The Employment Lands Strategy (page 114) recommends no change to the existing Land Use Table.
- Other zones, such as the E3 zone, combined with other mechanisms cannot achieve the same outcome.
- Council's strategic plans do not propose to transition the business park to an alternative zone.

While the SEPP does not apply the Industrial and Business Buildings Code to the SP4 zone, this planning proposal is consistent with the SEPP as there are alternative pathways for development that are of minimal environmental impact to be carried out without the need for development consent. Alternative pathways for government agencies include the SEPP (Transport and Infrastructure) 2021 and Part 5 of the Environmental Planning and Assessment Act 1979.

3.10 Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions) or key government priority?

3.10.1 Consistency with applicable Ministerial Directions

This planning proposal is consistent with applicable Ministerial Directions, as provided in Appendix 7, namely:

Ministerial Direction 1.1 – Implementation of Regional Plans

The objective of the Ministerial Direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.

This planning proposal is consistent with the Ministerial Direction as it gives effect to the strategies and actions contained in the Greater Sydney Region Plan and South District Plan, as provided in Appendix 4. The key strategies and actions include:

Key strategies and actions	Consistent
Greater Sydney Region Plan (Strategy 14.1, page 85) and South District Plan (Action 51, page 86) Integrate land use and transport plans to deliver the 30-minute city.	Yes. This planning proposal is consistent with Strategy 14.1 and Action 51 as it applies the new employment zones in locations that are consistent with the adopted centres hierarchy in Council's *Connective City 2036*, Employment Lands Strategy and Housing Strategy.
Greater Sydney Region Plan (Strategy 16.1, page 96) and South District Plan (Action 55, page 86) Manage the interfaces of industrial areas, trade gateways and intermodal facilities by providing buffer areas to nearby activities such as residential uses that are sensitive to emissions from 24-hour port and freight functions.	Yes. The objective of the IN2 Light Industrial zone is to provide a wide range of light industrial, warehouse and related land uses. The zone generally applies to the periphery of the IN1 General Industrial zone and provides a buffer with neighbouring residential areas to minimise any adverse effect of industry on other land uses. The issue is the mandated permitted uses will introduce freight transport facilities, general industries goods repair and reuse premises, transport depots and truck depots in the IN2 zone. Council cannot alter the mandated permitted uses in the Land Use Table, and the new employment zones do not permit 'buffer' zones. Where the IN2 zone adjoins residential or other

Key strategies and actions	Consistent
	sensitive land uses, the DPHI considers that the development assessment process adequately regulates impacts. To address this issue, Council's DCP contains existing clauses (Chapter 9, clauses 2.5 and 2.7), which provide additional considerations to ensure the operation of these uses would not have an unreasonable impact on nearby residential amenity.
Greater Sydney Region Plan (Strategy 16.2, page 97) and South District Plan (Action 56, page 87) Optimise the efficiency and effectiveness of the freight handling and logistics network by protecting current and future freight corridors and shared freight corridors.	Yes. This planning proposal is consistent with Strategy 16.2 and Action 56 as it applies the new employment zones in locations that are consistent with the adopted employment lands hierarchy in Council's *Connective City 2036* and Employment Lands Strategy.
Greater Sydney Region Plan (Strategy 21.1, page 115) and South District Plan (Action 25, page 61) Develop and implement land use and infrastructure plans for health and education precincts.	Yes. Council's Bankstown City Centre Master Plan is consistent with Strategy 21.1 and Action 25 as it applies an appropriate zone that supports the health and education precinct. However, the delivery of the Master Plan has been hampered through extensive delays in receiving a Gateway determination from the DPHI, with a planning proposal for Bankstown (12,500 additional dwellings and 14,000 additional jobs) submitted for Gateway in February 2022. In December 2023, the DPHI announced that it is preparing new planning controls for the Bankstown Accelerated Precinct, to be completed by November 2024. The DPHI will address the introduction of the E2 Commercial Centre zone as it prepares the new planning controls. The E2 zone is equivalent to the proposed B3 Commercial Core zone in the Bankstown City Centre Master Plan.
Greater Sydney Region Plan (Strategy 22.1, page 125) and South District Plan (Action 28, page 63) Provide access to jobs, goods and services in centres.	Yes. This planning proposal is consistent with Strategy 22.1 and Action 28 as it applies the new employment zones in locations that are consistent with the adopted centres hierarchy in Council's *Connective City 2036*, Employment Lands Strategy and Housing Strategy.

Key strategies and actions	Consistent
Greater Sydney Region Plan (Strategy 23.1, page 135) and South District Plan (Action 39, page 77) Retain, review and plan industrial and urban services land in accordance with the principles for managing industrial and urban services land.	Yes. This planning proposal is consistent with Strategy 23.1 and Action 39 as it applies the new employment zones in locations that are consistent with the adopted employment lands hierarchy in Council's *Connective City 2036* and Employment Lands Strategy.
Greater Sydney Region Plan (Strategy 23.2, page 135) and South District Plan (Action 40, page 77) Consider office development in industrial zones where it does not compromise industrial or urban services activities in the South and Western City Districts.	Yes. This planning proposal is consistent with Strategy 23.2 and Action 40. The new employment zones permit offices in the E4 zone provided it is associated with industrial land uses.
Greater Sydney Region Plan (Strategy 24.2, page 140) and South District Plan (Action 48, page 80) Consider artistic and cultural activities and night-time economy when preparing plans for tourism and visitation.	Yes. This planning proposal is consistent with Strategy 24.2 and Action 48. The new employment zones permit artistic and cultural activities and night-time economy in the centres.

Ministerial Direction 1.4 – Site Specific Provisions

The objective of the Ministerial Direction is to discourage unnecessarily restrictive site specific planning outcomes.

An issue is the E4 zone combines the IN1 and IN2 into a single zone. Crematoria are permitted in the IN1 zone, but prohibited in the IN2 zone. It is not mandated as a permitted use in the E4 zone.

The planning proposal will address the issue by adding crematoria as an additional permitted use where they are already permitted in the IN1 zone, without imposing any development standards or requirements in addition to those already contained in the LEP. This change will ensure crematoria continue to not be permitted in the future combined E4 zoning where they are considered inappropriate due to impacts on surrounding land uses, and to maintain a buffer between crematoria adjacent to residential lands.

Ministerial Direction 3.1 – Conservation Zones

The objective of the Ministerial Direction is to protect and conserve environmentally sensitive areas.

This planning proposal is consistent with the Ministerial Direction as it maintains the existing provisions that facilitate the protection of trees and other vegetation, coastal wetlands and water catchment, consistent with the SEPP (Biodiversity and Conservation) 2021 and SEPP (Resilience and Hazards) 2021.

It does not propose to intensify development in proximity to environmentally sensitive areas as it maintains the existing floor space ratio and building height standards.

Ministerial Direction 3.2 – Heritage Conservation

The objective of the Ministerial Direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.

This planning proposal is consistent with the Ministerial Direction as it maintains the existing provisions that facilitate the conservation of items and places of environmental heritage significance. It does not propose to intensify development in proximity to heritage items and heritage conservation areas as it maintains the existing floor space ratio and building height standards.

Ministerial Direction 3.7 – Public Bushland

The objective of the Ministerial Direction is to protect bushland in urban areas and to ensure the ecological viability of bushland.

This planning proposal is consistent with the Ministerial Direction as it maintains the existing provisions that facilitate the protection of trees and other vegetation, and does not propose any clearing of native vegetation, consistent with the SEPP (Biodiversity and Conservation) 2021.

Ministerial Direction 3.10 – Water Catchment Protection

The objective of the Ministerial Direction is to protect and enhance the environmental water quality of water catchments.

This planning proposal is consistent with the Ministerial Direction as it maintains the existing provisions that facilitate the protection of the environmental water quality of the water catchments, consistent with the SEPP (Biodiversity and Conservation) 2021. It does not propose to intensify development in proximity to waterbodies, watercourses, wetlands and riparian lands as it maintains the existing floor space ratio and building height standards.

Ministerial Direction 4.2 – Coastal Management

The objective of the Ministerial Direction is to protect and manage coastal areas of NSW.

This planning proposal is consistent with the Ministerial Direction as it maintains the existing provisions that facilitate the protection of coastal wetlands, consistent with the SEPP (Resilience and Hazards) 2021.

It does not propose to intensify development in proximity to the coastal wetlands as it maintains the existing floor space ratio and building height standards.

Ministerial Direction 4.4 – Remediation of Contaminated Land

The objective of the Ministerial Direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities.

This planning proposal is consistent with the Ministerial Direction as it does not propose to rezone any existing residential, open space, special use or rural zone to a new employment zone, which may result in a change of use of the land.

While this planning proposal will result in more mandated permitted uses under the *Standard Instrument (Local Environmental Plans) Order 2006*, Council cannot alter the mandated permitted uses in the Land Use Table. In considering this matter, the DPHI concluded that a contamination study was not required when it approved the *State Environmental Planning Policy Amendment (Land Use Zones)* for all other councils in NSW. This planning proposal seeks to apply the same approach as that taken for all other councils in NSW.

Existing zone	New zone	Implication of the mandated permitted uses on the Land Use Table
B1	E1	Currently prohibited, to be mandated as permitted uses in the new E1 zone: Amusement centres; Commercial premises; Entertainment facilities; Function centres; Garden centres; Hardware and building supplies; Home industries; Landscaping material supplies; Local distribution premises; Passenger transport facilities; Plant nurseries; Public administration buildings; Registered clubs; Restricted premises; Retail premises; Roadside stalls; Rural supplies; Timber yards; Tourist and visitor accommodation; Vehicle repair stations; Vehicle sales or hire premises
B2	E1	Currently prohibited, to be mandated as permitted uses in the new E1 zone: Home industries
B4	MU1	Currently prohibited, to be mandated as permitted uses in the new MU1 zone: Light industries; Vehicle repair stations
B5	E3	Currently prohibited, to be mandated as permitted uses in the new E3 zone: Animal boarding or training establishments; Boat building and repair facilities; Community facilities; Depots; Early education and care facilities; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Light industries; Neighbourhood supermarkets; Places of public worship; Recreation facilities

Existing zone	New zone	Implication of the mandated permitted uses on the Land Use Table
		(major); Recreation facilities (outdoor); Registered clubs; Research stations; Rural supplies; Storage premises; Vehicle body repair workshops; Vehicle repair stations
B6	E3	Currently prohibited, to be mandated as permitted uses in the new E3 zone: Animal boarding or training establishments; Boat building and repair facilities; Depots; Home businesses; Home occupations; Recreation facilities (major); Recreation facilities (outdoor); Rural supplies; Storage premises; Vehicle body repair workshops
IN1	E4	Currently prohibited, to be mandated as permitted uses in the new E4 zone: Goods repair and reuse premises; Research stations
IN2	E4	Currently prohibited, to be mandated as permitted uses in the new E4 zone: Freight transport facilities; General industries; Goods repair and reuse premises; Transport depots; Truck depots

Ministerial Direction 5.1 – Integrating Land Use and Transport

The objective of the Ministerial Direction is to improve access to housing, jobs and services by walking, cycling and public transport.

This planning proposal is consistent with the Ministerial Direction as the locations of the new employment zones are consistent with the adopted centres hierarchy in Council's *Connective City 2036*, Employment Lands Strategy and Housing Strategy.

Ministerial Direction 5.2 – Reserving Land for Public Purposes

The objective of the Ministerial Direction is to facilitate the provision of public services and facilities by reserving land for public purposes.

This planning proposal is consistent with the Ministerial Direction as it does not propose to rezone any land to an open space or special use zone for public purposes. It also does not propose to facilitate the removal of reservations of land for public purposes.

Ministerial Direction 5.3 – Development Near Regulated Airports and Defence Airfields

The objective of the Ministerial Direction is to ensure the effective and safe operation of regulated airports and defence airfields. This planning proposal proposes to set controls for development of land near Bankstown Airport.

Clause 1(a) reads: *In the preparation of a planning proposal that sets controls for development of land near a regulated airport, the relevant planning authority must consult with the lessee/operator of that airport.*

Council will consult with the airport operator following receipt of a Gateway determination.

Ministerial Direction 6.1 – Residential Zones

The objective of the Ministerial Direction is to encourage a variety and choice of housing types to provide for existing and future housing needs.

This planning proposal is consistent with the Ministerial Direction as it:

- maintains the existing choice of building types and locations available in the housing market,
- makes more efficient use of existing infrastructure and services,
- does not reduce the consumption of land for housing and associated urban development on the urban fringe,
- does not contain provisions which will reduce the permissible residential density of land. It maintains the existing floor space ratio and building height standards.

Ministerial Direction 7.1 – Employment Zones

The objectives of the Ministerial Direction are to:

- encourage employment growth in suitable locations,
- protect employment land in employment zones,
- support the viability of identified centres.

This planning proposal is consistent with the Ministerial Direction as it:

- gives effect to the objectives of this direction,
- retains the areas and locations of employment zones,
- does not reduce the total potential floor space area for employment uses and related public services in the employment zones,
- does not reduce the total potential floor space area for industrial uses in the E4 zone,
- ensures the proposed employment areas are in accordance with Council's *Connective City 2036* and Employment Lands Strategy.

Ministerial Direction 7.1 – Employment Zones (apply an appropriate zone to the Potts Hill Business Park)

Council currently applies the B7 zone to the Potts Hill Business Park, consistent with Council's Employment Lands Strategy. The permissible uses are limited to office premises and light industries to conform with the zone objectives.

According to DPHI, Council may use the SP4 zone to support unique areas that require tailored land use planning. The objective of the SP4 zone is to provide for development and land uses that support enterprise and productivity.

This planning proposal proposes to replace the B7 zone with the SP4 zone for the following reasons:

- The Potts Hill Business Park is a truly unique precinct with an enterprise focus. It is important to protect the strategic intent and character of the business park, consistent with Council's *Connective City 2036* and Employment Lands Strategy.
- The Employment Lands Strategy (page 114) recommends no change to the existing Land Use Table.
- Other zones, such as the E3 zone, combined with other mechanisms cannot achieve the same outcome.
- Council's strategic plans do not propose to transition the business park to an alternative zone.

This planning proposal is consistent with the Ministerial Direction as it gives effect to the objectives of this direction and ensures the employment area is in accordance with Council's *Connective City 2036* and Employment Lands Strategy. It does not reduce the total potential floor space area for employment uses and related public services in the SP4 zone.

<u>Ministerial Direction 9.1 – Rural Zones</u>

The objective of the Ministerial Direction is to protect the agricultural production value of rural land.

This planning proposal is consistent with the Ministerial Direction as it does not propose to rezone land from a rural zone to an employment zone, and does not contain provisions that will increase the permissible density of land within a rural zone.

3.10.2 Inconsistency with applicable Ministerial Directions

This planning proposal may be inconsistent with certain Ministerial Directions, namely:

<u>Ministerial Direction 4.1 – Flooding</u>

The objective of the Ministerial Direction is to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual. Clause 3(d) reads: *A planning proposal must not contain provisions that apply to the flood planning area which permit a significant increase in the development and/or dwelling density of that land*.

While this planning proposal will result in more mandated permitted uses under the *Standard Instrument (Local Environmental Plans) Order 2006*, Council cannot alter the mandated permitted uses in the Land Use Table.

In considering this matter, the DPHI concluded that a flood study was not required when it approved the *State Environmental Planning Policy Amendment (Land Use Zones)* for all other councils in NSW. This planning proposal seeks to apply the same approach as that taken for all other councils in NSW.

Existing zone	New zone	Implication of the mandated permitted uses on the Land Use Table
B1	E1	Currently prohibited, to be mandated as permitted uses in the new E1 zone: Amusement centres; Commercial premises; Entertainment facilities; Function centres; Garden centres; Hardware and building supplies; Home industries; Landscaping material supplies; Local distribution premises; Passenger transport facilities; Plant nurseries; Public administration buildings; Registered clubs; Restricted premises; Retail premises; Roadside stalls; Rural supplies; Timber yards; Tourist and visitor accommodation; Vehicle repair stations; Vehicle sales or hire premises
B2	E1	Currently prohibited, to be mandated as permitted uses in the new E1 zone: Home industries
B4	MU1	Currently prohibited, to be mandated as permitted uses in the new MU1 zone: Light industries; Vehicle repair stations
B5	E3	Currently prohibited, to be mandated as permitted uses in the new E3 zone: Animal boarding or training establishments; Boat building and repair facilities; Community facilities; Depots; Early education and care facilities; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Light industries; Neighbourhood supermarkets; Places of public worship; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Rural supplies; Storage premises; Vehicle body repair workshops; Vehicle repair stations
B6	E3	Currently prohibited, to be mandated as permitted uses in the new E3 zone: Animal boarding or training establishments; Boat building and repair facilities; Depots; Home businesses; Home occupations; Recreation facilities (major); Recreation facilities (outdoor); Rural supplies; Storage premises; Vehicle body repair workshops
IN1	E4	Currently prohibited, to be mandated as permitted uses in the new E4 zone: Goods repair and reuse premises; Research stations
IN2	E4	Currently prohibited, to be mandated as permitted uses in the new E4 zone: Freight transport facilities; General industries; Goods repair and reuse premises; Transport depots; Truck depots

In addition, the inconsistency resulting from the increase in mandated permitted uses is of minor significance as:

- This planning proposal does not propose to change the density controls. The existing height and floor space ratio controls will remain unaffected.
- This planning proposal does not propose to permit residential accommodation in high hazard areas.
- This planning proposal does not propose to centre-based childcare facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite day care centres and seniors housing in areas where the occupants of the development cannot effectively evacuate.
- This planning proposal does not permit hazardous industries or hazardous storage establishments.
- The Canterbury-Bankstown Development Control Plan 2023 contains appropriate development controls to manage development in flood prone areas. Council prepared these controls in accordance with the Flood Prone Land Policy, Floodplain Development Manual and Council's adopted floodplain risk management plans for the Georges River, Mid Georges River, Duck River and Salt Pan Creek Catchments. These controls adequately regulate impacts as part of the development assessment process.

Ministerial Direction 4.3 – Planning for Bushfire Protection

The objective of the Ministerial Direction is to protect life, property and the environment from bush fire hazards, and applies to business and industrial zones in proximity to land mapped as bushfire prone land.

This planning proposal affects land at 134–146 Centaur Street, Revesby Heights which is zoned B1 Neighbourhood Centre and is partly located in proximity to land mapped as bushfire prone land.

While this planning proposal will result in more mandated permitted uses under the *Standard Instrument (Local Environmental Plans) Order 2006*, Council cannot alter the mandated permitted uses in the Land Use Table. In considering this matter, the DPHI concluded that a bush fire risk study was not required when it approved the *State Environmental Planning Policy Amendment (Land Use Zones)* for all other councils in NSW. This planning proposal seeks to apply the same approach as that taken for all other councils in NSW.

Existing zone	New zone	Implication of the mandated permitted uses on the Land Use Table
B1	E1	Currently prohibited, to be mandated as permitted uses in the new E1 zone: Amusement centres; Commercial premises; Entertainment facilities; Function centres; Garden centres; Hardware and building supplies; Home industries; Landscaping material supplies; Local distribution premises; Passenger transport facilities; Plant nurseries; Public administration

		buildings; Registered clubs; Restricted premises; Retail premises; Roadside stalls; Rural supplies; Timber yards; Tourist and visitor accommodation; Vehicle repair stations; Vehicle sales or hire premises

In addition, the inconsistency resulting from the increase in mandated permitted uses is of minor significance as Council will consult with the Commissioner of the NSW Rural Fire Service following receipt of a Gateway determination and prior to undertaking community consultation, in accordance with clause 1 of the Ministerial Direction.

Ministerial Direction 4.5 – Acid Sulfate Soils

The objective of the Ministerial Direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.

Clause 3 reads: *A relevant planning authority must not prepare a planning proposal that proposes an intensification of land uses on land identified as having a probability of containing acid sulfate soils on the Acid Sulfate Soils Planning Maps unless the relevant planning authority has considered an acid sulfate soils study assessing the appropriateness of the change of land use given the presence of acid sulfate soils. The relevant planning authority must provide a copy of any such study to the Planning Secretary prior to undertaking community consultation in satisfaction of clause 4 of Schedule 1 to the Act.*

While this planning proposal will result in more mandated permitted uses under the *Standard Instrument (Local Environmental Plans) Order 2006*, Council cannot alter the mandated permitted uses in the Land Use Table. In considering this matter, the DPHI concluded that an acid sulfate soils study was not required when it approved the *State Environmental Planning Policy Amendment (Land Use Zones)* for all other councils in NSW. This planning proposal seeks to apply the same approach as that taken for all other councils in NSW.

Existing zone	New zone	Implication of the mandated permitted uses on the Land Use Table
B1	E1	Currently prohibited, to be mandated as permitted uses in the new E1 zone: Amusement centres; Commercial premises; Entertainment facilities; Function centres; Garden centres; Hardware and building supplies; Home industries; Landscaping material supplies; Local distribution premises; Passenger transport facilities; Plant nurseries; Public administration buildings; Registered clubs; Restricted premises; Retail premises; Roadside stalls; Rural supplies; Timber yards; Tourist and visitor accommodation; Vehicle repair stations; Vehicle sales or hire premises
B2	E1	Currently prohibited, to be mandated as permitted uses in the new E1 zone: Home industries
B5	E3	Currently prohibited, to be mandated as permitted uses in the new E3 zone: Animal boarding or training establishments; Boat building and repair facilities; Community facilities; Depots; Early education and care facilities; Hotel or motel accommodation; Industrial retail outlets; Industrial training

		facilities; Information and education facilities; Light industries; Neighbourhood supermarkets; Places of public worship; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Rural supplies; Storage premises; Vehicle body repair workshops; Vehicle repair stations
B6	E3	Currently prohibited, to be mandated as permitted uses in the new E3 zone: Animal boarding or training establishments; Boat building and repair facilities; Depots; Home businesses; Home occupations; Recreation facilities (major); Recreation facilities (outdoor); Rural supplies; Storage premises; Vehicle body repair workshops
B4	MU1	Currently prohibited, to be mandated as permitted uses in the new MU1 zone: Light industries; Vehicle repair stations
IN1	E4	Currently prohibited, to be mandated as permitted uses in the new E4 zone: Goods repair and reuse premises; Research stations
IN2	E4	Currently prohibited, to be mandated as permitted uses in the new E4 zone: Freight transport facilities; General industries; Goods repair and reuse premises; Transport depots; Truck depots

Matters for Consideration – C. Environmental, social and economic impact

3.11 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

This planning proposal maintains the existing provisions that facilitate the protection of critical habitat or threatened species, populations or ecological communities, or their habitats, consistent with the SEPP (Biodiversity and Conservation) 2021 and SEPP (Resilience and Hazards) 2021. It does not propose to intensify development in proximity to environmentally sensitive areas as it maintains the existing floor space ratio and building height standards.

3.12 Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

There are no other likely environmental effects of this planning proposal.

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

This planning proposal adequately addresses any social and economic effects as it ensures the objectives and land uses in the new employment zones are employment focussed to deliver Council's jobs target of 41,000 additional jobs by 2036.

According to Council's *Connective City 2036* (page 50), it is important to have increased employment opportunities:

- to provide a greater range of jobs for Canterbury-Bankstown's growing population, which is one of the largest in NSW,
- to provide a diversity of jobs in a prosperous local economy that services Australian and global markets,
- to increase jobs in the knowledge-based sectors,
- to increase the employment self-containment rate.

The adopted centres hierarchy in Council's *Connective City 2036*, Employment Lands Strategy and Housing Strategy ensures these jobs are located near transport and other land uses, so that more people can get to work on public transport and access other services or shopping. The overarching strategy is to 'retain and manage' industrial lands, while supporting significant employment growth in Bankstown and Campsie, and other locations consistent with the centres hierarchy.

Matters for Consideration – D. Infrastructure (Local, State and Commonwealth)

3.14 Is there adequate public infrastructure for the planning proposal?

There is adequate public infrastructure for this planning proposal as:

- The locations of the new employment zones are consistent with the adopted centres hierarchy in Council's *Connective City 2036*, Employment Lands Strategy and Housing Strategy.
- This planning proposal makes efficient use of existing infrastructure and services and ensures that the new employment zones have appropriate access to infrastructure and services.
- This planning proposal supports the efficient and viable operation of public transport services.

3.15 What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

An update to this section of the planning proposal will occur following consultation with state and federal public authorities and government agencies in accordance with the Gateway determination.

PART 4 – MAPS

Draft amendments to the Land Zoning Map and Special Provisions Map accompany this planning proposal.

PART 5 – COMMUNITY CONSULTATION

The exhibition period for this planning proposal is a minimum 30 days and would comprise:

- Notification in the local newspaper that circulates in the areas affected by this planning proposal.
- Displays at the Council administration building (Bankstown and Campsie Branches) and corporate website.
- Written notification to affected property owners, where practical.
- Written notification to public authorities and government agencies including:
  - Bankstown Airport
  - Commonwealth Department of Infrastructure, Transport, Regional Development, Communications and the Arts
  - NSW Department of Education
  - NSW Ministry of Health
  - NSW Department of Transport (T4NSW)
  - NSW Rural Fire Service
  - Sydney Water
  - Electricity providers
  - Telstra
  - Pipeline operators
  - Neighbouring councils.

PART 6 – PROJECT TIMELINE

Date	Project timeline
May 2024	Issue of Gateway determination.
July 2024	Exhibition of this planning proposal.
December 2024	Report to Council following the exhibition.
January 2025	Submit this planning proposal to the DPHI for finalisation.

APPENDIX 1 – PROPOSED LAND USE TABLE

Existing zone	Proposed zone
<u>Zone B1 Neighbourhood Centre</u> **Objectives of zone** • To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood. • To provide for certain residential uses that are compatible with the mix of uses in neighbourhood centres. • To promote a high standard of urban design and local amenity. **Permitted without consent** Home occupations **Permitted with consent** Boarding houses; Building identification signs; Business identification signs; Business premises; Car parks; Centre-based child care facilities; Community facilities; Early education and care facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Food and drink premises; Home businesses; Information and education facilities; Kiosks; Markets; Medical centres; Mortuaries; Neighbourhood shops; Neighbourhood supermarkets; Office premises; Oyster aquaculture; Places of public worship; Recreation areas; Recreation facilities (indoor); Respite day care centres; Roads; Service stations; Shops; Shop top housing; Specialised retail premises; Tank-based aquaculture; Veterinary hospitals	The E1 zone combines the B1 and B2 zones into a single zone. It is proposed to transfer the existing B1 and B2 additional local objectives to the E1 zone. It is also proposed to add an additional local objective relating to active street frontages. The DPHI has indicated that the zone objectives can prioritise active street frontages. The Land Use Table for the E1 zone will read [*black text is mandated under the Standard Instrument (Local Environmental Plans) Order 2006*]: **<u>Zone E1 Local Centre</u>** **Objectives of zone** • To provide a range of retail, business and community uses that serve the needs of people who live in, work in 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 encourage employment opportunities in accessible locations.

Existing zone	Proposed zone
Prohibited Pond-based aquaculture; Any other development not specified in item 2 or 3	• To maximise public transport patronage and encourage walking and cycling. • To promote a high standard of urban design and local amenity. • 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. **Permitted without consent** Home occupations **Permitted with consent** Amusement centres; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Home businesses; Home industries; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical facilities; 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 **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; Cemeteries; Charter and tourism boating facilities; Correctional facilities; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; 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;
<u>Zone B2 Local Centre</u> **Objectives of zone** • To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area. • To encourage employment opportunities in accessible locations. • To maximise public transport patronage and encourage walking and cycling. • To provide for certain residential uses that are compatible with the mix of uses in local centres. • To promote a high standard of urban design and local amenity. **Permitted without consent** Home occupations **Permitted with consent** Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Information and education facilities; Local distribution premises; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Any other development not specified in item 2 or 4	

Existing zone	Proposed zone
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; Cemeteries; Charter and 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; Health services facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture; Port facilities; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Rural industries; Sewerage systems; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies	Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Port facilities; Recreation facilities (major); recreation facilities (outdoor); Research stations; Residential accommodation; Rural industries; Sewerage systems; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies
Zone B4 Mixed Use **Objectives of zone** • To provide a mixture of compatible land uses. • To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling. • To reinforce the role of the Bankstown CBD as a strategic centre. • To promote a high standard of urban design and local amenity. **Permitted without consent** Home occupations	The MU1 zone replaces the B4 zone. It is proposed to transfer the existing B4 additional local objectives to the MU1 zone. The Land Use Table for the MU1 zone will read [*black text is mandated under the Standard Instrument (Local Environmental Plans) Order 2006*]: **Zone MU1 Mixed Use** **Objectives of zone** • To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.

Existing zone	Proposed zone
Permitted with consent Artisan food and drink industries; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Tank-based aquaculture; Any other development not specified in item 2 or 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; Cemeteries; Charter and 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; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture; Port facilities; Residential accommodation; Rural industries; Service stations; Sewerage systems; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies	• 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 integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling. • To reinforce the role of the Bankstown CBD as a strategic centre. • To promote a high standard of urban design and local amenity. **Permitted without consent** Home occupations **Permitted with consent** Amusement centres; Boarding houses; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; 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; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Any other development not specified in item 2 or 4

Existing zone	Proposed zone
	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; Cemeteries; Charter and 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; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Port facilities; Residential accommodation; Rural industries; Service stations; Sewerage systems; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies
Zone B5 Business Development **Objectives of zone** • To enable a mix of business and warehouse uses, and specialised retail premises that require a large floor area, in locations that are close to, and that support the viability of, centres. • To promote a high standard of urban design and local amenity. **Permitted without consent** Home occupations **Permitted with consent** Building identification signs; Business identification signs; Business premises; Centre-based child care facilities; Food and drink premises;	The E3 zone combines the B5 and B6 zones into a single zone. It is proposed to transfer the existing B5 and B6 additional local objectives to the E3 zone. The Land Use Table for the E3 zone will read [*black text is mandated under the Standard Instrument (Local Environmental Plans) Order 2006*]: **Zone E3 Productivity Support** **Objectives of zone** • To provide a range of facilities and services, light industries, warehouses and offices.

Existing zone	Proposed zone
Garden centres; Hardware and building supplies; Kiosks; Landscaping material supplies; Markets; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Respite day care centres; Roads; Specialised retail 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 **Prohibited** Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Crematoria; Depots; Early education and care facilities; Eco-tourist facilities; Electricity generating works; 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; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Places of public worship; Pond-based aquaculture; Port facilities; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities	• 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 support urban renewal and a pattern of land use and density that reflects the existing and future capacity of the transport network. • To promote a high standard of urban design and local amenity. **Permitted without consent** Home occupations **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; Food and drink premises; Function centres; Garden centres; Hardware and building supplies; Home industries; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Neighbourhood supermarkets; 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;
<u>Zone B6 Enterprise Corridor</u> **Objectives of zone**	

Existing zone	Proposed zone
• To promote businesses along main roads and to encourage a mix of compatible uses. • To provide a range of employment uses (including business, office, retail and light industrial uses). • To maintain the economic strength of centres by limiting retailing activity. • To support urban renewal and a pattern of land use and density that reflects the existing and future capacity of the transport network. • To promote a high standard of urban design and local amenity. **Permitted without consent** Nil **Permitted with consent** Building identification signs; Business identification signs; Business premises; Community facilities; Food and drink premises; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Kiosks; Landscaping material supplies; Light industries; Markets; Neighbourhood shops; Neighbourhood supermarkets; Office premises; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Respite day care centres; Roads; Serviced apartments; Specialised retail 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 **Prohibited** Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; 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	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 **Prohibited** Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Commercial premises; Charter and tourism boating facilities; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Port facilities; Residential accommodation; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Signage; Tourist and visitor accommodation; Transport depots; Truck depots; Waste or resource management systems; Water recreation structures; Water supply systems; Wharf or boating facilities

Existing zone	Proposed zone
establishments; Helipads; Highway service centres; Home businesses; Home occupations; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture; Port facilities; Recreation facilities (major); Recreation facilities (outdoor); Residential accommodation; Restricted premises; Rural industries; Sewerage systems; Sex service premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities	
<u>Zone B7 Business Park</u> **Objectives of zone** • To provide a range of office and light industrial uses. • To encourage employment opportunities. • To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area. • To promote a high standard of urban design and local amenity. **Permitted without consent** Nil **Permitted with consent** Building identification signs; Business identification signs; Centre-based child care facilities; Garden centres; Hardware and building supplies; Light industries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Restaurants or cafes; Roads; Take away food and drink premises; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4	The SP4 zone replaces the B7 zone. It is proposed to transfer the existing B7 additional local objectives to the SP4 zone. The Land Use Table for the SP4 zone will read [*black text is mandated under the Standard Instrument (Local Environmental Plans) Order 2006*]: **<u>Zone SP4 Enterprise</u>** **Objectives of zone** • To provide for development and land uses that support enterprise and productivity. • To encourage employment opportunities. • To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area. • To promote a high standard of urban design and local amenity. **Permitted without consent** Nil

Existing zone	Proposed zone
Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Crematoria; Depots; Early education and care facilities; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Highway service centres; Home businesses; Home occupations; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Places of public worship; Pond-based aquaculture; Port facilities; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Restricted premises; Rural industries; Service stations; Sewerage systems; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies	**Permitted with consent** Building identification signs; Business identification signs; Centre-based child care facilities; Garden centres; Hardware and building supplies; Light industries; Neighbourhood shops; Office premises; Oyster aquaculture; Respite day care centres; Restaurants or cafes; Roads; Take away food and drink premises; Tank-based aquaculture; Any other development not specified in item 2 or 4 **Prohibited** Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Crematoria; Depots; Early education and care facilities; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Highway service centres; Home businesses; Home occupations; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Places of public worship; Port facilities; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Restricted premises; Rural industries; Service stations; Sewerage systems; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

Existing zone	Proposed zone
<u>Zone IN1 General Industrial</u> **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. • To promote a high standard of urban design and local amenity. **Permitted without consent** Nil **Permitted with consent** Agricultural produce industries; Building identification signs; Business identification signs; Depots; Freight transport facilities; Garden centres; General industries; Hardware and building supplies; Industrial training facilities; Light industries; Neighbourhood shops; Oyster aquaculture; Places of public worship; Restaurants or cafes; Roads; Take away food and drink premises; Tank-based aquaculture; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4 **Prohibited** Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Early education and care facilities; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home businesses; Home occupations; Home	The E4 zone combines the IN1 and IN2 zones into a single zone. It is proposed to transfer the existing IN2 and IN2 additional local objectives to the E4 zone. The Land Use Table for the E4 zone will read [*black text is mandated under the Standard Instrument (Local Environmental Plans) Order 2006*]: **<u>Zone E4 General Industrial</u>** **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 support and protect industrial land for industrial uses. • To promote a high standard of urban design and local amenity. **Permitted without consent** Nil **Permitted with consent** Agricultural produce industries; 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; Landscaping material supplies; Light industries; Local distribution premises;

Existing zone	Proposed zone
occupations (sex services); Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Passenger transport facilities; Pond-based aquaculture; Port facilities; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Signage; Tourist and visitor accommodation; Veterinary hospitals; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies	Neighbourhood shops; Oyster aquaculture; Plant nurseries; Restaurants or cafes; 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 **Prohibited** Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Crematoria; Early education and care facilities; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Heavy industrial storage establishments; Health services facilities; Helipads; Highway service centres; Home businesses; Home occupations; Home occupations (sex services); Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Passenger transport facilities; Port facilities; Public administration buildings; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Signage; Tourist and visitor accommodation; Water recreation structures; Water supply systems; Wharf or boating facilities
<u>Zone IN2 Light Industrial</u> **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. • To promote a high standard of urban design and local amenity. **Permitted without consent** Nil **Permitted with consent** Agricultural produce industries; Building identification signs; Business identification signs; Depots; Garden centres; Hardware and building supplies; Industrial training facilities; Landscaping material supplies; Light	

Existing zone	Proposed zone
industries; Neighbourhood shops; Oyster aquaculture; Places of public worship; Plant nurseries; Resource recovery facilities; Restaurants or cafes; 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 **Prohibited** Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Crematoria; Early education and care facilities; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Health services facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home businesses; Home occupations; Home occupations (sex services); Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Passenger transport facilities; Pond-based aquaculture; Port facilities; Public administration buildings; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Signage; Tourist and visitor accommodation; Transport depots; Truck depots; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities	

APPENDIX 2 – EXPLANATION OF THE ADMINISTRATIVE 'BEST FIT' TRANSLATION TO THE NEW EMPLOYMENT ZONES

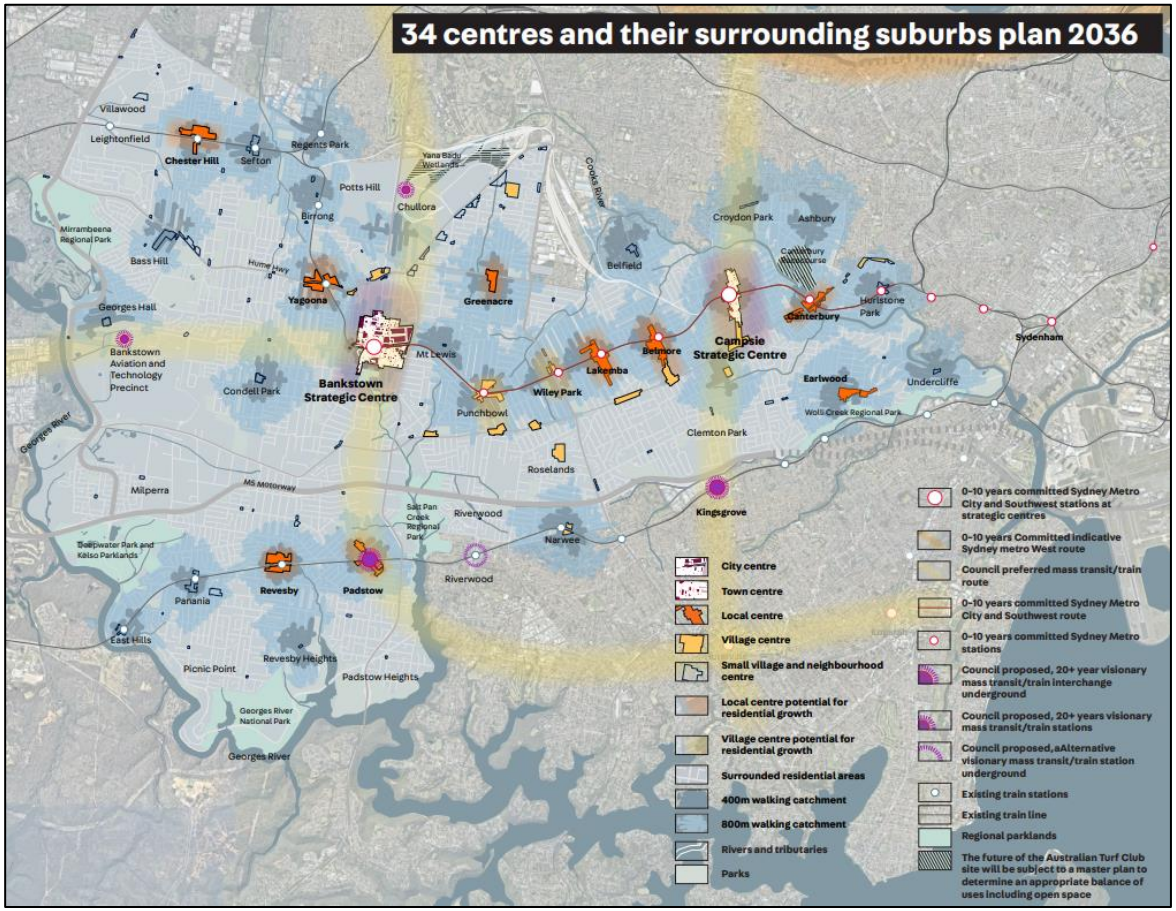

Figure 3: Council's adopted centres hierarchy (*Connective City 2036*, page 26)

Canterbury-Bankstown LEP 2023	DPHI's New Employment Zones	Implication
Zone B1 Neighbourhood Centre The objective of the B1 zone is to provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood. The zone applies to corner shops in the suburban neighbourhoods, consistent with the adopted centres hierarchy in Council's *Connective City 2036*, Employment Lands Strategy and Housing Strategy.	Zone E1 Local Centre The E1 zone combines the B1 and B2 zones into a single zone. The objective of the E1 zone is to provide a diversity of retail, business, office, community, accommodation and entertainment uses to the community. While the zone is commercial focussed, it also allows entertainment and dining options, tourist and visitor accommodation, after hour uses, community and social infrastructure.	Currently prohibited in the B1 zone, to be mandated as permitted uses in the new E1 zone: Amusement centres; Commercial premises; Entertainment facilities; Function centres; Garden centres; Hardware and building supplies; Home industries; Landscaping material supplies; Local distribution premises; Passenger transport facilities; Plant nurseries; Public administration buildings; Registered clubs; Restricted premises; Retail premises; Roadside stalls; Rural supplies; Timber yards; Tourist and visitor accommodation; Vehicle repair stations; Vehicle sales or hire premises Proposed action – Include new local provision (LEP, Part 6): While Council cannot alter the mandated permitted uses in the Land Use Table, the DPHI has drafted a model clause for the smaller centres in the E1 zone. This is a result of the E1 zone combining the B1 and B2 zones into a single zone. The intent is to provide additional considerations when assessing proposals for land uses not

Canterbury-Bankstown LEP 2023	DPHI's New Employment Zones	Implication
		previously permitted in the B1 zone. These considerations are: (a) the impact of development on— (i) the amenity of surrounding residential areas, and (ii) the desired future character of the local centre, and (b) whether the development is consistent with the hierarchy of centres. It is proposed to include the model clause: • to avoid the impact of intensive uses on the scale of smaller centres, • to ensure the operation of these uses would not have an unreasonable impact on nearby residential amenity. An amendment to the Land Zoning Map will show the smaller centres previously in the B1 zone as "Area 1" to indicate where the model clause will apply.
<u>Zone B2 Local Centre</u> The objective of the B2 zone is to provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area. The zone applies to village, local and town centres, consistent with the adopted centres	<u>Zone E1 Local Centre</u> The E1 zone combines the B1 and B2 zones into a single zone. The objective of the E1 zone is to provide a diversity of retail, business, office, community, accommodation and entertainment uses to the community.	<u>Currently prohibited in the B2 zone, to be mandated as permitted uses in the new E1 zone:</u> Home industries <u>No action:</u> Council cannot alter the mandated permitted uses in the Land Use Table.

Canterbury-Bankstown LEP 2023	DPHI's New Employment Zones	Implication
hierarchy in Council's Connective City 2036, Employment Lands Strategy and Housing Strategy.	While the zone is commercial focussed, it also allows entertainment and dining options, tourist and visitor accommodation, after hour uses, community and social infrastructure.	
Zone B4 Mixed Use The objective of the B4 zone is to integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling. The zone applies to strategic centres, namely the Bankstown City Centre, consistent with the adopted centres hierarchy in Council's *Connective City 2036*, Employment Lands Strategy and Housing Strategy.	Zone MU1 Mixed Use The MU1 zone is employment focussed and replaces the B4 zone. The objective of the MU1 zone is to encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.	Currently prohibited in the B4 zone, to be mandated as permitted uses in the new MU1 zone: Light industries; Vehicle repair stations No action: Council cannot alter the mandated permitted uses in the Land Use Table.
Zone B5 Business Development The objective of the B5 zone is to enable a mix of business and warehouse uses, and specialised retail premises that require a large floor area, in locations that are close to, and that support the viability of, centres. The zone applies to out-of-centre locations along the Canterbury Road and Hume Highway corridors, consistent with the adopted centres hierarchy in Council's *Connective City 2036*,	Zone E3 Productivity Support The E3 zone combines the B5 and B6 zones into a single zone. The objective of the E3 zone is to provide for a range of urban or rural services in employment corridors and urban support areas that cater to the local population and businesses.	Currently prohibited in the B5 zone, to be mandated as permitted uses in the new E3 zone: Animal boarding or training establishments; Boat building and repair facilities; Community facilities; Depots; Early education and care facilities; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Light industries; Neighbourhood supermarkets; Places of public worship; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Rural

Canterbury-Bankstown LEP 2023	DPHI's New Employment Zones	Implication
Employment Lands Strategy and Housing Strategy.		supplies; Storage premises; Vehicle body repair workshops; Vehicle repair stations <u>No action:</u> Council cannot alter the mandated permitted uses in the Land Use Table.
<u>Zone B6 Enterprise Corridor</u> The objective of the B6 zone is to promote businesses along main roads and to encourage a mix of compatible uses. The zone applies to out-of-centre locations along the Canterbury Road and Hume Highway corridors, consistent with the adopted centres hierarchy in Council's *Connective City 2036*, Employment Lands Strategy and Housing Strategy.	<u>Zone E3 Productivity Support</u> The E3 zone combines the B5 and B6 zones into a single zone. The objective of the E3 zone is to provide for a range of urban or rural services in employment corridors and urban support areas that cater to the local population and businesses.	<u>Currently prohibited in the B6 zone, to be mandated as permitted uses in the new E3 zone:</u> Animal boarding or training establishments; Boat building and repair facilities; Depots; Home businesses; Home occupations; Recreation facilities (major); Recreation facilities (outdoor); Rural supplies; Storage premises; Vehicle body repair workshops <u>No action:</u> Council cannot alter the mandated permitted uses in the Land Use Table.
		<u>Currently permitted in the B6 zone, to be prohibited in the new E3 zone:</u> Serviced apartments <u>Proposed action – Master planning program:</u> An issue is the E3 zone combines the B5 and B6 into a single zone. Serviced apartments are prohibited in the B5 zone, but permitted in the B6 zone. It is not mandated as a permitted use in the E3 zone.

Canterbury-Bankstown LEP 2023	DPHI's New Employment Zones	Implication
		Council's Employment Lands Strategy (page 113) recommends prohibiting all tourist and visitor accommodation uses (including serviced apartments) in the B5 zone. It is therefore not proposed to amend the Land Use Table to permit serviced apartments in the E3 zone as this change would be inconsistent with the Employment Lands Strategy and would inappropriately permit serviced apartments on land previously in the B5 zone. The planning proposal will address the issue by: • Hume Highway corridor – amend the existing control in Schedule 1 (APU 18) to add serviced apartments as an additional permitted use on certain B6 zoned land. • Canterbury Road corridor – the implementation of the Campsie Town Centre Master Plan and master plans for other centres may consider the suitability of serviced apartments along the corridor. The Campsie Town Centre Master Plan (page 98) encourages bulky goods retail and light industry on land previously in the B5 zone as it aligns with the overall aim of the Canterbury Road Review, which is to support Canterbury Road's function as an enterprise corridor. The Master Plan does not encourage tourist and visitor accommodation uses (including serviced apartments).

Canterbury-Bankstown LEP 2023	DPHI's New Employment Zones	Implication
Zone B7 Business Park The objective of the B7 zone is to provide office and light industrial uses to unique areas that require tailored land use planning. The zone applies to the Potts Hill Business Park, consistent with the adopted employment lands hierarchy in Council's *Connective City 2036* and Employment Lands Strategy.	Zone SP4 Enterprise The SP4 zone is employment focussed and replaces the B7 zone. The objective of the SP4 zone is to support unique areas that require tailored land use planning.	There are no implications as the Land Use Table has limited mandated land uses to enable a tailored response.
Zone IN1 General Industrial The objective of the IN1 zone is to provide a wide range of industrial and warehouse land uses. The zone applies to the industrial precincts, consistent with the adopted employment lands hierarchy in Council's *Connective City 2036* and Employment Lands Strategy.	Zone E4 General Industrial The E4 zone combines the IN1 and IN2 zones into a single zone. The objectives of the E4 zone are to protect land for industrial purposes; and to provide a wide range of industrial, warehouse, logistics and related land uses that encourage employment opportunities.	Currently prohibited in the IN1 zone, to be mandated as permitted uses in the new E4 zone: Goods repair and reuse premises; Research stations No action: Council cannot alter the mandated permitted uses in the Land Use Table.
		Currently prohibited in the IN1 zone, to be permitted in the new E4 zone: Animal boarding or training establishments; Landscaping material supplies; Plant nurseries, Recreation facilities (indoor); Timber yards; Veterinary hospitals; Wholesale supplies Proposed action – Permit animal boarding or training establishments, landscaping material supplies, plant nurseries, recreation facilities

Canterbury-Bankstown LEP 2023	DPHI's New Employment Zones	Implication
		<u>(indoor), timber yards, veterinary hospitals, and wholesale supplies in the E4 zone:</u> An issue is the E4 zone combines the IN1 and IN2 into a single zone. These land uses are prohibited in the IN1 zone, but permitted in the IN2 zone. These land uses are not mandated as permitted uses in the E4 zone. The Local Planning Panel considered this issue at its Meeting of 4 March 2024. The Panel recommended to permit these land uses in the E4 zone. The planning proposal reflects this recommendation.
		<u>Currently permitted in the IN1 zone, to be prohibited in the new E4 zone:</u> Crematoria <u>Proposed action – Additional permitted use (LEP, Schedule 1):</u> An issue is the E4 zone combines the IN1 and IN2 into a single zone. Crematoria are permitted in the IN1 zone, but prohibited in the IN2 zone. It is not mandated as a permitted use in the E4 zone. The planning proposal will address the issue by adding crematoria as an additional permitted use where they are already permitted in the IN1 zone. This change will ensure crematoria continue to not be permitted in the future combined E4

Canterbury-Bankstown LEP 2023	DPHI's New Employment Zones	Implication
		zoning where they are considered inappropriate due to impacts on surrounding land uses, and to maintain a buffer between crematoria adjacent to residential lands.
Zone IN2 Light Industrial The objective of the IN2 zone is to provide a wide range of light industrial, warehouse and related land uses. The zone generally applies to the periphery of the IN1 General Industrial zone, consistent with the adopted employment lands hierarchy in Council's *Connective City 2036* and Employment Lands Strategy. The zone provides a buffer with neighbouring residential areas to minimise any adverse effect of industry on other land uses.	Zone E4 General Industrial The E4 zone combines the IN1 and IN2 zones into a single zone. The objectives of the E4 zone are to protect land for industrial purposes; and to provide a wide range of industrial, warehouse, logistics and related land uses that encourage employment opportunities.	Currently prohibited in the IN2 zone, to be mandated as permitted uses in the new E4 zone: Freight transport facilities; General industries; Goods repair and reuse premises; Transport depots; Truck depots No action: Council cannot alter the mandated permitted uses in the Land Use Table, and the new employment zones do not permit 'buffer' zones. Where the IN2 zone adjoins residential or other sensitive land uses, the DPHI considers that the development assessment process adequately regulates impacts.

APPENDIX 3 – EXPLANATION OF THE ADMINISTRATIVE 'BEST FIT' TRANSLATION TO THE NEW EMPLOYMENT ZONES

3.1 Land Zoning Issues – Centres

Legend **O** permitted without consent (mandated under the SI Order) **O** permitted without consent **C** permitted with consent (mandated under the SI Order) **C** permitted with consent **X** prohibited (mandated under the SI Order) **X** prohibited	**EMPLOYMENT ZONES**					**Legend** H SEPP (Housing) 2021 TI SEPP (Transport and Infrastructure) 2021
	B1 Neighbourhood Centre	**B2 Local Centre**	**E1 Local Centre**	**B4 Mixed Use**	**MU1 Mixed Use**	
Land Use Terms within the AGRICULTURE Group Term	**B1**	**B2**	**E1**	**B4**	**MU1**	**Comments**
Agriculture	x	x	x	x	x	No change
Agritourism	x	x	x	x	x	No change
☐ Farm experience premises	x	x	x	x	x	No change
☐ Farm gate premises	x	x	x	x	x	No change
☐ Cellar door premises	x	x	x	x	x	No change
Aquaculture	x	x	x	x	x	No change
☐ Oyster aquaculture	c	c	c	c	c	No change
☐ Pond-based aquaculture	x	x	x	x	x	No change
☐ Tank-based aquaculture	c	c	c	c	c	No change
Extensive agriculture	x	x	x	x	x	No change
☐ Bee keeping	x	x	x	x	x	No change

Dairy (pasture-based)	x	x	x	x	x	No change
Intensive livestock agriculture	x	x	x	x	x	No change
Dairies (restricted)	x	x	x	x	x	No change
Feedlots	x	x	x	x	x	No change
Pig farms	x	x	x	x	x	No change
Poultry farms	x	x	x	x	x	No change
Intensive plant agriculture	x	x	x	x	x	No change
Horticulture	x	x	x	x	x	No change
Turf farming	x	x	x	x	x	No change
Viticulture	x	x	x	x	x	No change
Land Use Terms outside the AGRICULTURE Group Term	**B1**	**B2**	**E1**	**B4**	**MU1**	**Comments**
Animal boarding or training establishments	x	x	x	x	x	No change
Farm buildings	x	x	x	x	x	No change
Forestry	x	x	x	x	x	No change
Land Use Terms within the RESIDENTIAL ACCOMMODATION Group Term	**B1**	**B2**	**E1**	**B4**	**MU1**	**Comments**
Residential accommodation	x	x	x	x	x	No change
Attached dwellings	x	x	x	x	x	No change
Boarding houses	c	c	c	c	c	No change
Co-living housing	H	H	H	H	H	No change
Dual occupancies	x	x	x	x	x	No change
Dual occupancies (attached)	x	x	x	x	x	No change
Dual occupancies (detached)	x	x	x	x	x	No change
Dwelling houses	x	x	x	x	x	No change
Group homes	x	x	x	H	H	No change
Group homes (permanent)	x	x	x	H	H	No change
Group homes (transitional)	x	x	x	H	H	No change
Hostels	x	x	x	x	x	No change
Manor houses	x	x	x	x	x	No change
Multi dwelling housing	x	x	x	x	x	No change

Residential flat buildings	x	x	x	c	c	No change
Rural worker's dwellings	x	x	x	x	x	No change
Secondary dwellings	x	x	x	x	x	No change
Semi-detached dwellings	x	x	x	x	x	No change
Seniors housing	x	x	H	c	H	SEPP permits with consent, clause 81
▯ Independent living units	x	x	H	c	H	SEPP permits with consent, clause 81
▯ Independent care facilities	x	x	H	c	H	SEPP permits with consent, clause 81
Shop top housing	c	c	c	c	c	No change
Land Use Terms outside the RESIDENTIAL ACCOMMODATION Group Term	**B1**	**B2**	**E1**	**B4**	**MU1**	**Comments**
Home businesses	c	c	c	c	c	No change
Home occupations	o	o	o	o	o	No change
Home occupations (sex services)	x	x	x	x	x	No change
Land Use Terms within the TOURIST AND VISITOR ACCOMMODATION Group Term	**B1**	**B2**	**E1**	**B4**	**MU1**	**Comments**
Tourist and visitor accommodation	x	c	c	c	c	E1 to permit in B1
▯ Backpackers' accommodation	x	c	c	c	c	E1 to permit in B1
▯ Bed and breakfast accommodation	x	c	c	c	c	E1 to permit in B1
▯ Farm stay accommodation	x	c	c	c	c	E1 to permit in B1
▯ Hotel or motel accommodation	x	c	c	c	c	E1 to permit in B1
▯ Serviced apartments	x	c	c	c	c	E1 to permit in B1
Land Use Terms outside the TOURIST AND VISITOR ACCOMMODATION Group Term	**B1**	**B2**	**E1**	**B4**	**MU1**	**Comments**
Camping grounds	x	x	x	x	x	No change
▯ Primitive camping grounds	x	x	x	x	x	No change
Caravan parks	x	x	x	x	x	No change
Eco-tourist facilities	x	x	x	x	x	No change
Land Use Terms within the COMMERCIAL PREMISES Group Term	**B1**	**B2**	**E1**	**B4**	**MU1**	**Comments**

Commercial premises	x	c	c	c	c	E1 to permit in B1
Business premises	c	c	c	c	c	No change
Funeral homes	c	c	c	c	c	No change
Goods repair and reuse premises	c	c	c	c	c	No change
Office premises	c	c	c	c	c	No change
Retail premises	x	c	c	c	c	E1 to permit in B1
Food and drink premises	c	c	c	c	c	No change
Pubs	c	c	c	c	c	No change
Restaurants or cafes	c	c	c	c	c	No change
Small bars	c	c	c	c	c	No change
Take away food and drink premises	c	c	c	c	c	No change
Garden centres	x	c	c	c	c	E1 to permit in B1
Hardware and building supplies	x	c	c	c	c	E1 to permit in B1
Kiosks	c	c	c	c	c	No change
Landscaping material supplies	x	c	c	c	c	E1 to permit in B1
Markets	c	c	c	c	c	No change
Plant nurseries	x	c	c	c	c	E1 to permit in B1
Roadside stalls	x	c	c	c	c	E1 to permit in B1
Rural supplies	x	c	c	c	c	E1 to permit in B1
Shops	c	c	c	c	c	No change
Neighbourhood shops	c	c	c	c	c	No change
Neighbourhood supermarkets	c	c	c	c	c	No change
Specialised retail premises	c	c	c	c	c	No change
Timber yards	x	c	c	c	c	E1 to permit in B1
Vehicle sales or hire premises	x	c	c	c	c	E1 to permit in B1
Land Use Terms outside the COMMERCIAL PREMISES Group Term	**B1**	**B2**	**E1**	**B4**	**MU1**	**Comments**
Amusement centres	x	c	c	c	c	E1 to permit in B1
Entertainment facilities	x	c	c	c	c	E1 to permit in B1
Function centres	x	c	c	c	c	E1 to permit in B1
Highway service centres	x	x	x	x	x	No change

Industrial retail outlets	x	x	x	x	x	No change
Registered clubs	x	c	c	c	c	E1 to permit in B1
Restricted premises	x	c	c	c	c	E1 to permit in B1
Service stations	c	c	c	x	x	No change
Sex services premises	x	x	x	x	x	No change
Veterinary hospitals	c	c	c	c	c	No change
Wholesale supplies	x	x	x	x	x	No change
Land Use Terms within the RURAL INDUSTRY Group Term	**B1**	**B2**	**E1**	**B4**	**MU1**	**Comments**
Rural industries	x	x	x	x	x	No change
▯ Agricultural produce industries	x	x	x	x	x	No change
▯ Livestock processing industries	x	x	x	x	x	No change
▯ Sawmill or log processing works	x	x	x	x	x	No change
▯ Stock and sale yards	x	x	x	x	x	No change
Land Use Terms within the INDUSTRY Group Term	**B1**	**B2**	**E1**	**B4**	**MU1**	**Comments**
Industries	x	x	x	x	x	No change
Heavy industries	x	x	x	x	x	No change
▯ Hazardous industries	x	x	x	x	x	No change
▯ Offensive industries	x	x	x	x	x	No change
Light industries	x	x	x	x	c	MU1 to permit in B4
▯ Artisan food and drink industries	x	x	x	c	c	No change
▯ Creative industries	x	x	x	x	c	MU1 to permit in B4
▯ High technology industries	x	x	x	x	c	MU1 to permit in B4
▯ Home industries	x	x	c	x	c	E1 to permit in B1, B2 + MU1 to permit in B4
General industries	x	x	x	x	x	No change
Land Use Terms outside the INDUSTRY Group Term	**B1**	**B2**	**E1**	**B4**	**MU1**	**Comments**
Boat building and repair facilities	x	x	x	x	x	No change
Vehicle body repair workshops	x	x	x	x	x	No change
Vehicle repair stations	x	c	c	x	c	E1 to permit in B1 + MU1 to permit in B4

Land Use Terms within the HEAVY INDUSTRIAL STORAGE ESTABLISHMENT Group Term	B1	B2	E1	B4	MU1	Comments
Heavy industrial storage establishments	x	x	x	x	x	No change
☐ Hazardous storage establishments	x	x	x	x	x	No change
☐ Liquid fuel depots	x	x	x	x	x	No change
☐ Offensive storage establishments	x	x	x	x	x	No change
Land Use Terms within the STORAGE PREMISES Group Term	**B1**	**B2**	**E1**	**B4**	**MU1**	**Comments**
Storage premises	x	x	x	x	x	No change
☐ Self-storage units	x	x	x	x	x	No change
Land Use Terms outside the STORAGE PREMISES Group Term	**B1**	**B2**	**E1**	**B4**	**MU1**	**Comments**
Depots	x	x	x	x	x	No change
Warehouse or distribution centres	x	x	x	x	x	No change
Local distribution premises	x	c	c	c	c	E1 to permit in B1
Land Use Terms within the SEWERAGE SYSTEM Group Term	**B1**	**B2**	**E1**	**B4**	**MU1**	**Comments**
Sewerage systems	x	x	x	x	x	No change
☐ Biosolids treatment facilities	x	x	x	x	x	No change
☐ Sewage reticulation systems	TI	TI	TI	TI	TI	SEPP permits with consent, clause 2.126(7)
☐ Sewage treatment plants	x	x	x	x	x	No change
☐ Water recycling facilities	x	x	x	x	x	No change
Land Use Terms within the WASTE OR RESOURCE MANAGEMENT FACILITY Group Term	**B1**	**B2**	**E1**	**B4**	**MU1**	**Comments**
Waste or resource management facilities	x	x	x	x	x	No change
☐ Resource recovery facilities	x	x	x	x	x	No change
☐ Waste disposal facilities	x	x	x	x	x	No change
☐ Waste or resource transfer stations	x	x	x	x	x	No change

Land Use Terms within the WATER SUPPLY SYSTEM Group Term	B1	B2	E1	B4	MU1	Comments
Water supply systems	x	x	x	x	x	No change
Water reticulation systems	TI	TI	TI	TI	TI	SEPP permits with consent, clause 2.161(1)
Water storage facilities	x	x	x	x	x	No change
Water treatment facilities	x	x	x	x	x	No change
Land Use Terms within the AIR TRANSPORT FACILITY Group Term	**B1**	**B2**	**E1**	**B4**	**MU1**	**Comments**
Air transport facilities	x	x	x	x	x	No change
Airports	x	x	x	x	x	No change
Heliports	x	x	x	x	x	No change
Land Use Terms outside the AIR TRANSPORT FACILITY Group Term	**B1**	**B2**	**E1**	**B4**	**MU1**	**Comments**
Airstrips	x	x	x	x	x	No change
Helipads	x	x	x	c	c	No change
Other Land Use Terms relating to INFRASTRUCTURE	**B1**	**B2**	**E1**	**B4**	**MU1**	**Comments**
Car parks	c	c	c	c	c	No change
Electricity generating works	x	x	x	x	x	No change
Freight transport facilities	x	x	x	x	x	No change
Passenger transport facilities	x	c	c	c	c	E1 to permit in B1
Port facilities	x	x	x	x	x	No change
Roads	c	c	c	c	c	No change
Transport depots	x	x	x	x	x	No change
Truck depots	x	x	x	x	x	No change
Wharf or boating facilities	x	x	x	x	x	No change
Land Use Terms within the EDUCATIONAL ESTABLISHMENT Group Term	**B1**	**B2**	**E1**	**B4**	**MU1**	**Comments**
Educational establishments	TI	c	TI	c	TI	SEPP permits with consent, clauses 3.36, 3.46, 3.53

Schools	TI	c	TI	c	TI	SEPP permits with consent, clause 3.36
Land Use Terms within the HEALTH SERVICES FACILITY Group Term	**B1**	**B2**	**E1**	**B4**	**MU1**	**Comments**
Health services facilities	x	x	TI	TI	TI	SEPP permits with consent, clause 2.60(1)
Hospitals	x	x	TI	TI	TI	SEPP permits with consent, clause 2.60(1)
Medical centres	c	c	c	c	c	No change
Health consulting rooms	x	x	TI	TI	TI	SEPP permits with consent, clause 2.60(1)
Other Land Use Terms relating to COMMUNITY INFRASTRUCTURE	**B1**	**B2**	**E1**	**B4**	**MU1**	**Comments**
Early education and care facilities	c	c	c	c	c	No change
Centre-based child care facilities	c	c	c	c	c	No change
Home-based child care	c	c	c	c	c	No change
School-based child care	TI	TI	TI	TI	TI	No change
Community facilities	c	c	c	c	c	No change
Correctional centres	x	x	x	x	x	No change
Emergency services facilities	TI	TI	TI	TI	TI	SEPP permits with consent, clause 2.51
Industrial training facilities	x	x	x	x	x	No change
Information and education facilities	c	c	c	c	c	No change
Places of public worship	c	c	c	c	c	No change
Public administration buildings	x	c	c	c	c	E1 to permit in B1
Research stations	x	x	x	c	c	No change
Respite day care centres	c	c	c	c	c	No change
Land Use Terms within the SIGNAGE Group Term	**B1**	**B2**	**E1**	**B4**	**MU1**	**Comments**
Signage	x	x	x	x	x	No change
Advertising structures	x	x	x	x	x	No change
Building identification signs	c	c	c	c	c	No change
Business identification signs	c	c	c	c	c	No change
Land Use Terms relating to RECREATION	**B1**	**B2**	**E1**	**B4**	**MU1**	**Comments**

Boat launching ramps	x	x	x	x	x	No change
Boat sheds	x	x	x	x	x	No change
Charter and tourism boating facilities	x	x	x	x	x	No change
Environmental facilities	c	c	c	c	c	No change
Jetties	x	x	x	x	x	No change
Marinas	x	x	x	x	x	No change
Moorings	x	x	x	x	x	No change
Mooring pens	x	x	x	x	x	No change
Recreation areas	c	c	c	c	c	No change
Recreation facilities (indoor)	c	c	c	c	c	No change
Recreation facilities (major)	x	x	x	c	c	No change
Recreation facilities (outdoor)	x	x	x	c	c	No change
Water recreation structures	x	x	x	x	x	No change
Other MISCELLANEOUS Land Use Terms	**B1**	**B2**	**E1**	**B4**	**MU1**	**Comments**
Cemeteries	x	x	x	x	x	No change
Crematoria	x	x	x	x	x	No change
Environmental protection works	c	c	c	c	c	No change
Exhibition homes	x	x	x	x	x	No change
Exhibition villages	x	x	x	x	x	No change
Extractive industries	x	x	x	x	x	No change
Flood mitigation works	c	c	c	c	c	No change
Mortuaries	c	c	c	c	c	No change
Open cut mining	x	x	x	x	x	No change

3.2 Land Zoning Issues – Employment Lands

Legend **O** permitted without consent (mandated under the SI Order) **O** permitted without consent **C** permitted with consent (mandated under the SI Order) **C** permitted with consent **X** prohibited (mandated under the SI Order) **X** prohibited	EMPLOYMENT ZONES					Legend H SEPP (Housing) 2021 TI SEPP (Transport & Infrastructure) 2021 ELS Employment Lands Strategy
	B5 Business Development	B6 Enterprise Corridor	E3 Productivity Support	B7 Business Park	SP4 Enterprise	
Land Use Terms within the AGRICULTURE Group Term	**B5**	**B6**	**E3**	**B7**	**SP4**	**Comments**
Agriculture	x	x	x	x	x	No change
Agritourism	x	x	x	x	x	No change
☐ Farm experience premises	x	x	x	x	x	No change
☐ Farm gate premises	x	x	x	x	x	No change
☐ Cellar door premises	x	x	x	x	x	No change
Aquaculture	x	x	x	x	x	No change
☐ Oyster aquaculture	c	c	c	c	c	No change
☐ Pond-based aquaculture	x	x	x	x	x	No change
☐ Tank-based aquaculture	c	c	c	c	c	No change
Extensive agriculture	x	x	x	x	x	No change
☐ Bee keeping	x	x	x	x	x	No change
☐ Dairy (pasture-based)	x	x	x	x	x	No change
Intensive livestock agriculture	x	x	x	x	x	No change

Dairies (restricted)	x	x	x	x	x	No change
Feedlots	x	x	x	x	x	No change
Pig farms	x	x	x	x	x	No change
Poultry farms	x	x	x	x	x	No change
Intensive plant agriculture	x	x	x	x	x	No change
Horticulture	x	x	x	x	x	No change
Turf farming	x	x	x	x	x	No change
Viticulture	x	x	x	x	x	No change
Land Use Terms outside the AGRICULTURE Group Term	**B5**	**B6**	**E3**	**B7**	**SP4**	**Comments**
Animal boarding or training establishments	x	x	c	x	x	E3 to permit in B5, B6
Farm buildings	x	x	x	x	x	No change
Forestry	x	x	x	x	x	No change
Land Use Terms within the RESIDENTIAL ACCOMMODATION Group Term	**B5**	**B6**	**E3**	**B7**	**SP4**	**Comments**
Residential accommodation	x	x	x	x	x	No change
Attached dwellings	x	x	x	x	x	No change
Boarding houses	x	x	x	x	x	No change
Co-living housing	x	x	x	x	x	No change
Dual occupancies	x	x	x	x	x	No change
Dual occupancies (attached)	x	x	x	x	x	No change
Dual occupancies (detached)	x	x	x	x	x	No change
Dwelling houses	x	x	x	x	x	No change
Group homes	x	x	x	x	x	No change
Group homes (permanent)	x	x	x	x	x	No change
Group homes (transitional)	x	x	x	x	x	No change
Hostels	x	x	x	x	x	No change
Manor houses	x	x	x	x	x	No change
Multi dwelling housing	x	x	x	x	x	No change
Residential flat buildings	x	x	x	x	x	No change
Rural worker's dwellings	x	x	x	x	x	No change

Secondary dwellings	x	x	x	x	x	No change
Semi-detached dwellings	x	x	x	x	x	No change
Seniors housing	x	x	H	x	x	SEPP permits with consent, clause 81
Independent living units	x	x	H	x	x	SEPP permits with consent, clause 81
Independent care facilities	x	x	H	x	x	SEPP permits with consent, clause 81
Shop top housing	x	x	x	x	x	No change
Land Use Terms outside the RESIDENTIAL ACCOMMODATION Group Term	**B5**	**B6**	**E3**	**B7**	**SP4**	**Comments**
Home businesses	c	x	c	x	x	E3 to permit in B6
Home occupations	o	x	o	x	x	E3 to permit in B6
Home occupations (sex services)	x	x	x	x	x	No change
Land Use Terms within the TOURIST AND VISITOR ACCOMMODATION Group Term	**B5**	**B6**	**E3**	**B7**	**SP4**	**Comments**
Tourist and visitor accommodation	x	x	x	x	x	No change
Backpackers' accommodation	x	x	x	x	x	No change
Bed and breakfast accommodation	x	x	x	x	x	No change
Farm stay accommodation	x	x	x	x	x	No change
Hotel or motel accommodation	x	c	c	x	x	E3 to permit in B5
Serviced apartments	x	c	x	x	x	E3 to prohibit in B6, proposed to add to APU 18
Land Use Terms outside the TOURIST AND VISITOR ACCOMMODATION Group Term	**B5**	**B6**	**E3**	**B7**	**SP4**	**Comments**
Camping grounds	x	x	x	x	x	No change
Primitive camping grounds	x	x	x	x	x	No change
Caravan parks	x	x	x	x	x	No change
Eco-tourist facilities	x	x	x	x	x	No change
Land Use Terms within the COMMERCIAL PREMISES Group Term	**B5**	**B6**	**E3**	**B7**	**SP4**	**Comments**
Commercial premises	x	x	x	x	x	No change
Business premises	c	c	c	x	x	No change
Funeral homes	c	c	c	x	x	No change

Goods repair and reuse premises	c	c	c	x	x	No change
Office premises	c	c	c	c	c	No change
Retail premises	x	x	x	x	x	No change
Food and drink premises	c	c	c	x	x	No change
Pubs	c	c	c	x	x	No change
Restaurants or cafes	c	c	c	c	c	No change
Small bars	c	c	c	x	x	No change
Take away food and drink premises	c	c	c	c	c	No change
Garden centres	c	c	c	c	c	No change
Hardware and building supplies	c	c	c	c	c	No change
Kiosks	c	c	c	x	x	No change
Landscaping material supplies	c	c	c	x	x	No change
Markets	c	c	c	x	x	No change
Plant nurseries	c	c	c	x	x	No change
Roadside stalls	x	x	x	x	x	No change
Rural supplies	x	x	c	x	x	E3 to permit in B5, B6
Shops	x	x	x	x	x	No change
Neighbourhood shops	c	c	c	c	c	No change
Neighbourhood supermarkets	x	c	c	x	x	E3 to permit in B5
Specialised retail premises	c	c	c	x	x	No change
Timber yards	c	c	c	x	x	No change
Vehicle sales or hire premises	c	c	c	x	x	No change
Land Use Terms outside the COMMERCIAL PREMISES Group Term	**B5**	**B6**	**E3**	**B7**	**SP4**	**Comments**
Amusement centres	x	x	x	x	x	No change
Entertainment facilities	c	c	c	x	x	No change
Function centres	c	c	c	x	x	No change
Highway service centres	x	x	x	x	x	No change
Industrial retail outlets	x	c	c	x	x	E3 to permit in B5
Registered clubs	x	c	c	x	x	E3 to permit in B5
Restricted premises	x	x	x	x	x	No change

Service stations	c	c	c	x	x	No change
Sex services premises	x	x	x	x	x	No change
Veterinary hospitals	c	c	c	x	x	No change
Wholesale supplies	c	c	c	x	x	No change
Land Use Terms within the RURAL INDUSTRY Group Term	**B5**	**B6**	**E3**	**B7**	**SP4**	**Comments**
Rural industries	x	x	x	x	x	No change
☐ Agricultural produce industries	x	x	x	x	x	No change
☐ Livestock processing industries	x	x	x	x	x	No change
☐ Sawmill or log processing works	x	x	x	x	x	No change
☐ Stock and sale yards	x	x	x	x	x	No change
Land Use Terms within the INDUSTRY Group Term	**B5**	**B6**	**E3**	**B7**	**SP4**	**Comments**
Industries	x	x	x	x	x	No change
Heavy industries	x	x	x	x	x	No change
☐ Hazardous industries	x	x	x	x	x	No change
☐ Offensive industries	x	x	x	x	x	No change
Light industries	x	c	c	c	c	E3 to permit in B5
☐ Artisan food and drink industry	x	c	c	c	c	E3 to permit in B5
☐ High technology industries	x	c	c	c	c	E3 to permit in B5
☐ Data centres	x	c	c	c	c	E3 to permit in B5
☐ Home industries	x	c	c	c	c	E3 to permit in B5
General industries	x	x	x	x	x	No change
Land Use Terms outside the INDUSTRY Group Term	**B5**	**B6**	**E3**	**B7**	**SP4**	**Comments**
Boat building and repair facilities	x	x	c	x	x	E3 to permit in B5, B6
Vehicle body repair workshops	x	x	c	x	x	E3 to permit in B5, B6
Vehicle repair stations	x	c	c	x	x	E3 to permit in B5
Land Use Terms within the HEAVY INDUSTRIAL STORAGE ESTABLISHMENT Group Term	**B5**	**B6**	**E3**	**B7**	**SP4**	**Comments**

Heavy industrial storage establishments	x	x	x	x	x	No change
☐ Hazardous storage establishments	x	x	x	x	x	No change
☐ Liquid fuel depots	x	x	x	x	x	No change
☐ Offensive storage establishments	x	x	x	x	x	No change
Land Use Terms within the STORAGE PREMISES Group Term	**B5**	**B6**	**E3**	**B7**	**SP4**	**Comments**
Storage premises	x	x	c	x	x	E3 to permit in B5, B6
☐ Self-storage units	x	x	c	x	x	E3 to permit in B5, B6
Land Use Terms outside the STORAGE PREMISES Group Term	**B5**	**B6**	**E3**	**B7**	**SP4**	**Comments**
Depots	x	x	c	x	x	E3 to permit in B5, B6
Warehouse or distribution centres	c	c	c	c	c	No change
Local distribution premises	c	c	c	c	c	No change
Land Use Terms within the SEWERAGE SYSTEM Group Term	**B5**	**B6**	**E3**	**B7**	**SP4**	**Comments**
Sewerage systems	x	x	x	x	x	No change
☐ Biosolids treatment facilities	x	x	x	x	x	No change
☐ Sewage reticulation systems	TI	TI	TI	TI	TI	No change
☐ Sewage treatment plants	x	x	x	x	x	No change
☐ Water recycling facilities	x	x	x	x	x	No change
Land Use Terms within the WASTE OR RESOURCE MANAGEMENT FACILITY Group Term	**B5**	**B6**	**E3**	**B7**	**SP4**	**Comments**
Waste or resource management facilities	x	x	x	x	x	No change
☐ Resource recovery facilities	x	x	x	x	x	No change
☐ Waste disposal facilities	x	x	x	x	x	No change
☐ Waste or resource transfer stations	TI	TI	TI	x	x	No change
Land Use Terms within the WATER SUPPLY SYSTEM Group Term	**B5**	**B6**	**E3**	**B7**	**SP4**	**Comments**
Water supply systems	x	x	x	x	x	No change

Water reticulation systems	TI	TI	TI	TI	TI	No change
Water storage facilities	x	x	x	x	x	No change
Water treatment facilities	x	x	x	x	x	No change
Land Use Terms within the AIR TRANSPORT FACILITY Group Term	**B5**	**B6**	**E3**	**B7**	**SP4**	**Comments**
Air transport facilities	x	x	x	x	x	No change
Airports	x	x	x	x	x	No change
Heliports	x	x	x	x	x	No change
Land Use Terms outside the AIR TRANSPORT FACILITY Group Term	**B5**	**B6**	**E3**	**B7**	**SP4**	**Comments**
Airstrips	x	x	x	x	x	No change
Helipads	x	x	x	c	c	No change
Other Land Use Terms relating to INFRASTRUCTURE	**B5**	**B6**	**E3**	**B7**	**SP4**	**Comments**
Car parks	c	c	c	c	c	No change
Electricity generating works	x	x	x	x	x	No change
Freight transport facilities	x	x	x	x	x	No change
Passenger transport facilities	c	c	c	c	c	No change
Port facilities	x	x	x	x	x	No change
Roads	c	c	c	c	c	No change
Transport depots	x	x	x	x	x	No change
Truck depots	x	x	x	x	x	No change
Wharf or boating facilities	x	x	x	x	x	No change
Land Use Terms within the EDUCATIONAL ESTABLISHMENT Group Term	**B5**	**B6**	**E3**	**B7**	**SP4**	**Comments**
Educational establishments	TI	TI	TI	TI	c	No change
Schools	TI	TI	TI	TI	c	No change
Land Use Terms within the HEALTH SERVICES FACILITY Group Term	**B5**	**B6**	**E3**	**B7**	**SP4**	**Comments**

Health services facilities	TI	TI	TI	TI	c	No change
☐ Hospitals	TI	TI	TI	TI	c	No change
☐ Medical centres	TI	TI	TI	TI	c	No change
☐ Health consulting rooms	TI	TI	TI	TI	c	No change
Other Land Use Terms relating to COMMUNITY INFRASTRUCTURE	**B5**	**B6**	**E3**	**B7**	**SP4**	**Comments**
Early education and care facilities	x	c	c	x	x	E3 to permit in B5
☐ Centre-based child care facilities	c	c	c	c	c	No change
☐ Home-based child care	x	c	c	x	x	E3 to permit in B5
☐ School-based child care	TI	TI	TI	x	x	No change
Community facilities	x	c	c	x	x	E3 to permit in B5
Correctional centres	x	x	x	x	x	No change
Emergency services facilities	TI	TI	TI	TI	TI	No change
Industrial training facilities	x	c	c	x	x	E3 to permit in B5
Information and education facilities	x	c	c	x	x	E3 to permit in B5
Places of public worship	x	c	c	x	x	E3 to permit in B5
Public administration buildings	c	c	c	c	c	No change
Research stations	x	c	c	c	c	E3 to permit in B5
Respite day care centres	c	c	c	c	c	No change
Land Use Terms within the SIGNAGE Group Term	**B5**	**B6**	**E3**	**B7**	**SP4**	**Comments**
Signage	x	x	x	x	x	No change
☐ Advertising structures	x	x	x	x	x	No change
☐ Building identification signs	c	c	c	c	c	No change
☐ Business identification signs	c	c	c	c	c	No change
Land Use Terms relating to RECREATION	**B5**	**B6**	**E3**	**B7**	**SP4**	**Comments**
Boat launching ramps	x	x	x	x	x	No change
Boat sheds	x	x	x	x	x	No change
Charter and tourism boating facilities	x	x	x	x	x	No change

Environmental facilities	c	c	c	c	c	No change
Jetties	x	x	x	x	x	No change
Marinas	x	x	x	x	x	No change
Moorings	x	x	x	x	x	No change
Mooring pens	x	x	x	x	x	No change
Recreation areas	c	c	c	c	c	No change
Recreation facilities (indoor)	c	c	c	x	x	No change
Recreation facilities (major)	x	x	c	x	x	E3 to permit in B5, B6
Recreation facilities (outdoor)	x	x	c	x	x	E3 to permit in B5, B6
Water recreation structures	x	x	x	x	x	No change
Other MISCELLANEOUS Land Use Terms	**B5**	**B6**	**E3**	**B7**	**SP4**	**Comments**
Cemeteries	x	x	x	x	x	No change
Crematoria	x	x	x	x	x	No change
Environmental protection works	c	c	c	c	c	No change
Exhibition homes	x	x	x	x	x	No change
Exhibition villages	x	x	x	x	x	No change
Extractive industries	x	x	x	x	x	No change
Flood mitigation works	c	c	c	c	c	No change
Mortuaries	c	c	c	x	x	No change
Open cut mining	x	x	x	x	x	No change

3.3 Land Zoning Issues – Industrial Precincts

Legend **O** permitted without consent (mandated under the SI Order) **O** permitted without consent **C** permitted with consent (mandated under the SI Order) **C** permitted with consent **X** prohibited (mandated under the SI Order) **X** prohibited	**INDUSTRIAL ZONES**			**Legend** TI SEPP (Transport & Infrastructure) 2021 ELS Employment Lands Strategy
	IN1 General Industrial	**IN2 Light Industrial**	**E4 General Industrial**	
Land Use Terms within the AGRICULTURE Group Term	**IN1**	**IN2**	**E4**	**Comments**
Agriculture	x	x	x	No change
Agritourism	x	x	x	No change
☐ Farm experience premises	x	x	x	No change
☐ Farm gate premises	x	x	x	No change
☐ Cellar door premises	x	x	x	No change
Aquaculture	x	x	x	No change
☐ Oyster aquaculture	c	c	c	No change
☐ Pond-based aquaculture	x	x	x	No change
☐ Tank-based aquaculture	c	c	c	No change
Extensive agriculture	x	x	x	No change
☐ Bee keeping	x	x	x	No change
☐ Dairy (pasture-based)	x	x	x	No change

Intensive livestock agriculture	x	x	x	No change
Dairies (restricted)	x	x	x	No change
Feedlots	x	x	x	No change
Pig farms	x	x	x	No change
Poultry farms	x	x	x	No change
Intensive plant agriculture	x	x	x	No change
Horticulture	x	x	x	No change
Turf farming	x	x	x	No change
Viticulture	x	x	x	No change
Land Use Terms outside the AGRICULTURE Group Term	**IN1**	**IN2**	**E4**	**Comments**
Animal boarding or training establishments	x	c	c	Reflects the Local Planning Panel's recommendation – 4 March 2024
Farm buildings	x	x	x	No change
Forestry	x	x	x	No change
Land Use Terms within the RESIDENTIAL ACCOMMODATION Group Term	**IN1**	**IN2**	**E4**	**Comments**
Residential accommodation	x	x	x	No change
Attached dwellings	x	x	x	No change
Boarding houses	x	x	x	No change
Co-living housing	x	x	x	No change
Dual occupancies	x	x	x	No change
Dual occupancies (attached)	x	x	x	No change
Dual occupancies (detached)	x	x	x	No change
Dwelling houses	x	x	x	No change
Group homes	x	x	x	No change
Group homes (permanent)	x	x	x	No change
Group homes (transitional)	x	x	x	No change
Hostels	x	x	x	No change
Manor houses	x	x	x	No change
Multi dwelling housing	x	x	x	No change
Residential flat buildings	x	x	x	No change

Rural worker's dwellings	x	x	x	No change
Secondary dwellings	x	x	x	No change
Semi-detached dwellings	x	x	x	No change
Seniors housing	x	x	x	No change
Independent living units	x	x	x	No change
Independent care facilities	x	x	x	No change
Shop top housing	x	x	x	No change
Land Use Terms outside the RESIDENTIAL ACCOMMODATION Group Term	**IN1**	**IN2**	**E4**	**Comments**
Home businesses	x	x	x	No change
Home occupations	x	x	x	No change
Home occupations (sex services)	x	x	x	No change
Land Use Terms within the TOURIST AND VISITOR ACCOMMODATION Group Term	**IN1**	**IN2**	**E4**	**Comments**
Tourist and visitor accommodation	x	x	x	No change
Backpackers' accommodation	x	x	x	No change
Bed and breakfast accommodation	x	x	x	No change
Farm stay accommodation	x	x	x	No change
Hotel or motel accommodation	x	x	x	No change
Serviced apartments	x	x	x	No change
Land Use Terms outside the TOURIST AND VISITOR ACCOMMODATION Group Term	**IN1**	**IN2**	**E4**	**Comments**
Camping grounds	x	x	x	No change
Primitive camping grounds	x	x	x	No change
Caravan parks	x	x	x	No change
Eco-tourist facilities	x	x	x	No change
Land Use Terms within the COMMERCIAL PREMISES Group Term	**IN1**	**IN2**	**E4**	**Comments**
Commercial premises	x	x	x	No change

Business premises	x	x	x	No change
Funeral homes	x	x	x	No change
Goods repair and reuse premises	x	x	c	E4 to permit in IN1, IN2
Office premises	x	x	x	No change
Retail premises	x	x	x	No change
Food and drink premises	x	x	x	No change
Pubs	x	x	x	No change
Restaurants or cafes	c	c	c	No change
Small bars	x	x	x	No change
Take away food and drink premises	c	c	c	No change
Garden centres	c	c	c	No change
Hardware and building supplies	c	c	c	No change
Kiosks	x	x	x	No change
Landscaping material supplies	x	c	c	Reflects the Local Planning Panel's recommendation – 4 March 2024
Markets	x	x	x	No change
Plant nurseries	x	c	c	Reflects the Local Planning Panel's recommendation – 4 March 2024
Roadside stalls	x	x	x	No change
Rural supplies	x	x	x	No change
Shops	x	x	x	No change
Neighbourhood shops	c	c	c	No change
Neighbourhood supermarkets	x	x	x	No change
Specialised retail premises	x	x	x	No change
Timber yards	x	c	c	Reflects the Local Planning Panel's recommendation – 4 March 2024
Vehicle sales or hire premises	c	c	c	No change
Land Use Terms outside the COMMERCIAL PREMISES Group Term	**IN1**	**IN2**	**E4**	**Comments**
Amusement centres	x	x	x	No change
Entertainment facilities	x	x	x	No change
Function centres	x	x	x	No change
Highway service centres	x	x	x	No change
Industrial retail outlets	c	c	c	No change
Registered clubs	x	x	x	No change

Restricted premises	x	x	x	No change
Service stations	c	c	c	No change
Sex services premises	x	x	x	No change
Veterinary hospitals	x	c	c	Reflects the Local Planning Panel's recommendation – 4 March 2024
Wholesale supplies	x	c	c	Reflects the Local Planning Panel's recommendation – 4 March 2024
Land Use Terms within the RURAL INDUSTRY Group Term	**IN1**	**IN2**	**E4**	**Comments**
Rural industries	x	x	x	No change
▯ Agricultural produce industries	c	c	c	No change
▯ Livestock processing industries	x	x	x	No change
▯ Sawmill or log processing works	x	x	x	No change
▯ Stock and sale yards	x	x	x	No change
Land Use Terms within the INDUSTRY Group Term	**IN1**	**IN2**	**E4**	**Comments**
Industries	x	x	x	No change
Heavy industries	x	x	x	No change
▯ Hazardous industries	x	x	x	No change
▯ Offensive industries	x	x	x	No change
Light industries	c	c	c	No change
▯ Artisan food and drink industry	c	c	c	No change
▯ High technology industries	c	c	c	No change
▯ Data centres	c	c	c	No change
▯ Home industries	c	c	c	No change
General industries	c	x	c	E4 to permit in IN2
Land Use Terms outside the INDUSTRY Group Term	**IN1**	**IN2**	**E4**	**Comments**
Boat building and repair facilities	c	c	c	No change
Vehicle body repair workshops	c	c	c	No change
Vehicle repair stations	c	c	c	No change

Land Use Terms within the HEAVY INDUSTRIAL STORAGE ESTABLISHMENT Group Term	IN1	IN2	E4	Comments
Heavy industrial storage establishments	x	x	x	No change
☐ Hazardous storage establishments	x	x	x	No change
☐ Liquid fuel depots	x	x	x	No change
☐ Offensive storage establishments	x	x	x	No change
Land Use Terms within the STORAGE PREMISES Group Term	**IN1**	**IN2**	**E4**	**Comments**
Storage premises	c	c	c	No change
☐ Self-storage units	c	c	c	No change
Land Use Terms outside the STORAGE PREMISES Group Term	**IN1**	**IN2**	**E4**	**Comments**
Depots	c	c	c	No change
Warehouse or distribution centres	c	c	c	No change
Local distribution premises	c	c	c	No change
Land Use Terms within the SEWERAGE SYSTEM Group Term	**IN1**	**IN2**	**E4**	**Comments**
Sewerage systems	x	x	x	No change
☐ Biosolids treatment facilities	TI	x	TI	SEPP permits with consent, clause 2.126(2)
☐ Sewage reticulation systems	TI	TI	TI	No change
☐ Sewage treatment plants	TI	x	TI	SEPP permits with consent, clause 2.126(2)
☐ Water recycling facilities	TI	x	TI	SEPP permits with consent, clause 2.126(4)
Land Use Terms within the WASTE OR RESOURCE MANAGEMENT FACILITY Group Term	**IN1**	**IN2**	**E4**	**Comments**
Waste or resource management facilities	TI	x	TI	SEPP permits with consent, clause 2.153(1)
☐ Resource recovery facilities	TI	c	TI	No change
☐ Waste disposal facilities	TI	x	TI	SEPP permits with consent, clause 2.153(1)
☐ Waste or resource transfer stations	TI	TI	TI	No change

Land Use Terms within the WATER SUPPLY SYSTEM Group Term	IN1	IN2	E4	Comments
Water supply systems	x	x	x	No change
Water reticulation systems	TI	TI	TI	No change
Water storage facilities	x	x	x	No change
Water treatment facilities	TI	x	TI	SEPP permits with consent, clause 2.159(4)
Land Use Terms within the AIR TRANSPORT FACILITY Group Term	**IN1**	**IN2**	**E4**	**Comments**
Air transport facilities	x	x	x	No change
Airports	x	x	x	No change
Heliports	x	x	x	No change
Land Use Terms outside the AIR TRANSPORT FACILITY Group Term	**IN1**	**IN2**	**E4**	**Comments**
Airstrips	x	x	x	No change
Helipads	x	x	x	No change
Other Land Use Terms relating to INFRASTRUCTURE	**IN1**	**IN2**	**E4**	**Comments**
Car parks	c	c	c	No change
Electricity generating works	TI	TI	TI	No change
Freight transport facilities	c	x	c	E4 to permit in IN2
Passenger transport facilities	x	x	x	No change
Port facilities	x	x	x	No change
Roads	c	c	c	No change
Transport depots	c	x	c	E4 to permit in IN2
Truck depots	c	x	c	E4 to permit in IN2
Wharf or boating facilities	x	x	x	No change
Land Use Terms within the EDUCATIONAL ESTABLISHMENT Group Term	**IN1**	**IN2**	**E4**	**Comments**
Educational establishments	x	x	x	No change

Schools	x	x	x	No change
Land Use Terms within the HEALTH SERVICES FACILITY Group Term	**IN1**	**IN2**	**E4**	**Comments**
Health services facilities	x	x	x	No change
Hospitals	x	x	x	No change
Medical centres	x	x	x	No change
Health consulting rooms	x	x	x	No change
Other Land Use Terms relating to COMMUNITY INFRASTRUCTURE	**IN1**	**IN2**	**E4**	**Comments**
Early education and care facilities	x	x	x	No change
Centre-based child care facilities	x	x	x	No change
Home-based child care	x	x	x	No change
School-based child care	x	x	x	No change
Community facilities	x	x	x	No change
Correctional centres	x	x	x	No change
Emergency services facilities	TI	TI	TI	No change
Industrial training facilities	c	c	c	No change
Information and education facilities	x	x	x	No change
Places of public worship	c	c	c	No change
Public administration buildings	x	x	x	No change
Research stations	x	c	c	E4 to permit in IN1
Respite day care centres	x	x	x	No change
Land Use Terms within the SIGNAGE Group Term	**IN1**	**IN2**	**E4**	**Comments**
Signage	x	x	x	No change
Advertising structures	x	x	x	No change
Building identification signs	c	c	c	No change
Business identification signs	c	c	c	No change
Land Use Terms relating to RECREATION	**IN1**	**IN2**	**E4**	**Comments**

Boat launching ramps	x	x	x	No change
Boat sheds	x	x	x	No change
Charter and tourism boating facilities	x	x	x	No change
Environmental facilities	c	c	c	No change
Jetties	x	x	x	No change
Marinas	x	x	x	No change
Moorings	x	x	x	No change
Mooring pens	x	x	x	No change
Recreation areas	x	x	x	No change
Recreation facilities (indoor)	x	c	c	Reflects the Local Planning Panel's recommendation – 4 March 2024
Recreation facilities (major)	x	x	x	No change
Recreation facilities (outdoor)	x	x	x	No change
Water recreation structures	x	x	x	No change
Other MISCELLANEOUS Land Use Terms	**IN1**	**IN2**	**E4**	**Comments**
Cemeteries	x	x	x	No change
Crematoria	c	x	x	E4 to prohibit in IN1, proposed to permit as an APU for IN1 zoned land
Environmental protection works	c	c	c	No change
Exhibition homes	x	x	x	No change
Exhibition villages	x	x	x	No change
Extractive industries	x	x	x	No change
Flood mitigation works	c	c	c	No change
Mortuaries	c	c	c	No change
Open cut mining	x	x	x	No change

APPENDIX 4 – STRATEGIC MERIT TEST – GREATER SYDNEY REGION PLAN AND SOUTH DISTRICT PLAN

4.1 Greater Sydney Region Plan

Page	Key Strategy	Consistent	Comment
67	Action 3 – Councils to prepare local or district housing strategies that respond to the principles for housing strategies and housing targets published in the District Plans.	Yes	**TO BE ACTIONED AS PART OF THIS PLANNING PROPOSAL –** This planning proposal is consistent with Action 3 as it applies the new employment zones in locations that are consistent with the adopted centres hierarchy in Council's *Connective City 2036*, Employment Lands Strategy and Housing Strategy.
85	Strategy 14.1 – Integrate land use and transport plans to deliver the 30-minute city.	Yes	**TO BE ACTIONED AS PART OF THIS PLANNING PROPOSAL –** This planning proposal is consistent with Strategy 14.1 as it applies the new employment zones in locations that are consistent with the adopted centres hierarchy in Council's *Connective City 2036*, Employment Lands Strategy and Housing Strategy.
96	Strategy 16.1 – Manage the interfaces of industrial areas, trade gateways and intermodal facilities by providing buffer areas to nearby activities such as residential uses that are sensitive to emissions from 24-hour port and freight functions.	Yes	**APPLY COUNCIL'S DCP –** The objective of the IN2 Light Industrial zone is to provide a wide range of light industrial, warehouse and related land uses. The zone generally applies to the periphery of the IN1 General Industrial zone and provides a buffer with neighbouring residential areas to minimise any adverse effect of industry on other land uses. The issue is the mandated permitted uses will introduce freight transport facilities, general industries goods repair and reuse premises, transport depots and truck depots in the IN2 zone. Council cannot alter the mandated permitted uses in the Land Use Table, and the new employment zones do not permit 'buffer' zones. Where the IN2

Page	Key Strategy	Consistent	Comment
			zone adjoins residential or other sensitive land uses, the DPHI considers that the development assessment process adequately regulates impacts. To address this issue, Council's DCP contains existing clauses (Chapter 9, clauses 2.5 and 2.7), which provide additional considerations to ensure the operation of these uses would not have an unreasonable impact on nearby residential amenity.
97	Strategy 16.2 – Optimise the efficiency and effectiveness of the freight handling and logistics network by protecting current and future freight corridors and shared freight corridors.	Yes	**TO BE ACTIONED AS PART OF THIS PLANNING PROPOSAL –** This planning proposal is consistent with Strategy 16.2 as it applies the new employment zones in locations that are consistent with the adopted employment lands hierarchy in Council's *Connective City 2036* and Employment Lands Strategy.
115	Strategy 21.1 – Develop and implement land use and infrastructure plans for health and education precincts.	Yes	**TO BE ACTIONED AS PART OF THE DPHI'S BANKSTOWN ACCELERATED PRECINCT MASTER PLAN –** Council's Bankstown City Centre Master Plan is consistent with Actions 32 and 33 as it applies an appropriate zone that supports the health and education precinct. However, the delivery of the Master Plan has been hampered through extensive delays in receiving a Gateway determination from the DPHI, with a planning proposal for Bankstown (12,500 additional dwellings and 14,000 additional jobs) submitted for Gateway in February 2022. In December 2023, the DPHI announced that it is preparing new planning controls for the Bankstown Accelerated Precinct, to be completed by November 2024. The DPHI will address the introduction of the E2 Commercial Centre zone as it prepares the new planning controls. The E2 zone is equivalent to the proposed B3 Commercial Core zone in the Bankstown City Centre Master Plan.
125	Strategy 22.1 – Provide access to jobs, goods and services in centres.	Yes	**TO BE ACTIONED AS PART OF THIS PLANNING PROPOSAL –** This planning proposal is consistent with Strategy 22.1 as it applies the new employment zones in locations that are consistent with the adopted centres hierarchy in Council's *Connective City 2036*, Employment Lands Strategy and Housing Strategy.

Page	Key Strategy	Consistent	Comment
135	Strategy 23.1 – Retain, review and plan industrial and urban services land in accordance with the principles for managing industrial and urban services land.	Yes	**TO BE ACTIONED AS PART OF THIS PLANNING PROPOSAL –** This planning proposal is consistent with Strategy 23.1 as it applies the new employment zones in locations that are consistent with the adopted employment lands hierarchy in Council's *Connective City 2036* and Employment Lands Strategy.
135	Strategy 23.2 – Consider office development in industrial zones where it does not compromise industrial or urban services activities in the South and Western City Districts.	Yes	**TO BE ACTIONED AS PART OF THIS PLANNING PROPOSAL –** This planning proposal is consistent with Strategy 23.2. The new employment zones permit offices in the E4 zone provided it is associated with industrial land uses.
140	Strategy 24.2 – Consider artistic and cultural activities and night-time economy when preparing plans for tourism and visitation.	Yes	**TO BE ACTIONED AS PART OF THIS PLANNING PROPOSAL –** This planning proposal is consistent with Strategy 24.2. The new employment zones permit artistic and cultural activities and night-time economy in the centres.
151	Strategy 25.1 – Protect environmentally sensitive areas of waterways and the coastal environment area.	Yes	**TO BE ACTIONED AS PART OF THIS PLANNING PROPOSAL –** This planning proposal is consistent with Strategy 25.1. The SEPP (Resilience and Hazards) 2021 applies to certain business and industrial zones in proximity to coastal wetlands. The aim is to ensure development does not significantly impact on the integrity of the coastal wetlands. This planning proposal is consistent with the SEPP as it maintains the existing provisions that facilitate the protection of coastal wetlands. It also does not propose to intensify development in proximity to the coastal wetlands as it maintains the existing floor space ratio and building height standards.
178	Strategy 37.1 – Avoid locating new urban development in areas exposed to	Yes	**TO BE ACTIONED AS PART OF THIS PLANNING PROPOSAL –** This planning proposal is consistent with Strategy 37.1.

Page	Key Strategy	Consistent	Comment
	natural and urban hazards and consider options to limit the intensification of development in existing urban areas most exposed to hazards.		The SEPP (Transport and Infrastructure) 2021 applies to certain business and industrial zones adjacent to pipeline corridors, railway corridors and road corridors. The aim is to identify matters to be considered in the assessment of development adjacent to particular types of infrastructure development. This planning proposal is consistent with the SEPP as it maintains the existing provisions that facilitate the protection of infrastructure. It also does not propose to intensify development adjacent to pipeline corridors, railway corridors and road corridors as it maintains the existing floor space ratio and building height standards.

4.2 South District Plan

Page	Key Action	Consistent	Comment
44	Action 16 – Councils to prepare local or district housing strategies that respond to the principles for housing strategies and housing targets published in the District Plans.	Yes	**TO BE ACTIONED AS PART OF THIS PLANNING PROPOSAL –** This planning proposal is consistent with Action 16 as it applies the new employment zones in locations that are consistent with the adopted centres hierarchy in Council's *Connective City 2036*, Employment Lands Strategy and Housing Strategy.
51	Action 21 – Use place-based planning to support the role of centres as a focus for connected neighbourhoods.	Yes	**TO BE ACTIONED AS PART OF THIS PLANNING PROPOSAL –** This planning proposal is consistent with Action 21 as it applies the new employment zones in locations that are consistent with the adopted centres hierarchy in Council's *Connective City 2036*, Employment Lands Strategy and Housing Strategy.
61	Action 25, 27 – Develop and implement land use and infrastructure plans for health and education precincts.	Yes	**TO BE ACTIONED AS PART OF THE DPHI'S BANKSTOWN ACCELERATED PRECINCT MASTER PLAN –** Council's Bankstown City Centre Master Plan is consistent with Actions 32 and 33 as it applies an appropriate zone that supports the health and education precinct. However, the delivery of the Master Plan has been hampered through extensive delays in receiving a Gateway determination from the DPHI, with a planning

Page	Key Action	Consistent	Comment
			proposal for Bankstown (12,500 additional dwellings and 14,000 additional jobs) submitted for Gateway in February 2022. In December 2023, the DPHI announced that it is preparing new planning controls for the Bankstown Accelerated Precinct, to be completed by November 2024. The DPHI will address the introduction of the E2 Commercial Centre zone as it prepares the new planning controls. The E2 zone is equivalent to the proposed B3 Commercial Core zone in the Bankstown City Centre Master Plan.
63	Action 28 – Provide access to jobs, goods and services in centres.	Yes	**TO BE ACTIONED AS PART OF THIS PLANNING PROPOSAL –** This planning proposal is consistent with Action 28 as it applies the new employment zones in locations that are consistent with the adopted centres hierarchy in Council's *Connective City 2036*, Employment Lands Strategy and Housing Strategy.
63, 67	Action 32, 33 – Review the current planning controls and create capacity to achieve the jobs target for the Bankstown City Centre.	Yes	**TO BE ACTIONED AS PART OF THE DPHI'S BANKSTOWN ACCELERATED PRECINCT MASTER PLAN –** Council's Bankstown City Centre Master Plan is consistent with Actions 32 and 33 as it applies an appropriate zone that supports the health and education precinct. However, the delivery of the Master Plan has been hampered through extensive delays in receiving a Gateway determination from the DPHI, with a planning proposal for Bankstown (12,500 additional dwellings and 14,000 additional jobs) submitted for Gateway in February 2022. In December 2023, the DPHI announced that it is preparing new planning controls for the Bankstown Accelerated Precinct, to be completed by November 2024. The DPHI will address the introduction of the E2 Commercial Centre zone as it prepares the new planning controls. The E2 zone is equivalent to the proposed B3 Commercial Core zone in the Bankstown City Centre Master Plan.
68	Action 34 – Review the current planning controls and create capacity	Yes	**TO BE ACTIONED AS PART OF COUNCIL'S CAMPSIE TOWN CENTRE MASTER PLAN –** Council's Campsie Town Centre Master Plan is consistent with Action 34 as it applies an appropriate zone that supports employment. However, the delivery of the Master Plan

Page	Key Action	Consistent	Comment
	to achieve the jobs target for the Campsie Town Centre.		has been hampered through extensive delays in receiving a Gateway determination from the DPHI, with a planning proposal for Campsie (6,300 new dwellings and 2,700 new jobs) submitted for Gateway in July 2022.
77	Action 39 – Retain, review and plan industrial and urban services land in accordance with the principles for managing industrial and urban services land.	Yes	**TO BE ACTIONED AS PART OF THIS PLANNING PROPOSAL –** This planning proposal is consistent with Action 39 as it applies the new employment zones in locations that are consistent with the adopted employment lands hierarchy in Council's *Connective City 2036* and Employment Lands Strategy.
77	Action 40 – Consider office development in industrial zones where it does not compromise industrial or urban services activities in the South and Western City Districts.	Yes	**TO BE ACTIONED AS PART OF THIS PLANNING PROPOSAL –** This planning proposal is consistent with Action 40. The new employment zones permit offices in the E4 zone provided it is associated with industrial land uses.
80	Action 48 – Create capacity for tourist accommodation in appropriate locations through local environmental plans.	Yes	**TO BE ACTIONED AS PART OF THIS PLANNING PROPOSAL –** This planning proposal is consistent with Action 48. The new employment zones permit tourist and visitor accommodation in the centres.
86	Action 51 – Integrate land use and transport plans to deliver the 30-minute city.	Yes	**TO BE ACTIONED AS PART OF THIS PLANNING PROPOSAL –** This planning proposal is consistent with Action 51 as it applies the new employment zones in locations that are consistent with the adopted centres hierarchy in Council's *Connective City 2036*, Employment Lands Strategy and Housing Strategy.
86	Action 55 – Manage the interfaces of industrial areas, trade gateways and intermodal facilities by providing buffer areas to nearby activities such as residential uses that are sensitive to	Yes	**APPLY COUNCIL'S DCP –** The objective of the IN2 Light Industrial zone is to provide a wide range of light industrial, warehouse and related land uses. The zone generally applies to the periphery of the IN1 General Industrial zone and provides a buffer with neighbouring residential areas to minimise any adverse effect of industry on other land uses.

Page	Key Action	Consistent	Comment
	emissions from 24-hour port and freight functions.		The issue is the mandated permitted uses will introduce freight transport facilities, general industries goods repair and reuse premises, transport depots and truck depots in the IN2 zone. Council cannot alter the mandated permitted uses in the Land Use Table, and the new employment zones do not permit 'buffer' zones. Where the IN2 zone adjoins residential or other sensitive land uses, the DPHI considers that the development assessment process adequately regulates impacts. To address this issue, Council's DCP contains existing clauses (Chapter 9, clauses 2.5 and 2.7), which provide additional considerations to ensure the operation of these uses would not have an unreasonable impact on nearby residential amenity.
87	Action 56 – Optimise the efficiency and effectiveness of the freight handling and logistics network by protecting current and future freight corridors and shared freight corridors.	Yes	**TO BE ACTIONED AS PART OF THIS PLANNING PROPOSAL –** This planning proposal is consistent with Action 56 as it applies the new employment zones in locations that are consistent with the adopted employment lands hierarchy in Council's *Connective City 2036* and Employment Lands Strategy.
94	Action 60 – Protect environmentally sensitive areas of waterways and the coastal environment area.	Yes	**TO BE ACTIONED AS PART OF THIS PLANNING PROPOSAL –** This planning proposal is consistent with Action 60. The SEPP (Resilience and Hazards) 2021 applies to certain business and industrial zones in proximity to coastal wetlands. The aim is to ensure development does not significantly impact on the integrity of the coastal wetlands. This planning proposal is consistent with the SEPP as it maintains the existing provisions that facilitate the protection of coastal wetlands. It also does not propose to intensify development in proximity to the coastal wetlands as it maintains the existing floor space ratio and building height standards.
98	Action 64 – Protect and enhance biodiversity.	Yes	**TO BE ACTIONED AS PART OF THIS PLANNING PROPOSAL –** This planning proposal is consistent with Action 64.

Page	Key Action	Consistent	Comment
			The SEPP (Biodiversity and Conservation) 2021 applies to the business and industrial zones in Canterbury-Bankstown. The aim is to protect the biodiversity values of trees and other vegetation. This planning proposal is consistent with the SEPP as it maintains the existing provisions that facilitate the protection of trees and other vegetation, and does not propose any clearing of native vegetation.
113	Action 79 – Avoid locating new urban development in areas exposed to natural and urban hazards and consider options to limit the intensification of development in existing urban areas most exposed to hazards.	Yes	**TO BE ACTIONED AS PART OF THIS PLANNING PROPOSAL –** This planning proposal is consistent with Action 79. The SEPP (Transport and Infrastructure) 2021 applies to certain business and industrial zones adjacent to pipeline corridors, railway corridors and road corridors. The aim is to identify matters to be considered in the assessment of development adjacent to particular types of infrastructure development. This planning proposal is consistent with the SEPP as it maintains the existing provisions that facilitate the protection of infrastructure. It also does not propose to intensify development adjacent to pipeline corridors, railway corridors and road corridors as it maintains the existing floor space ratio and building height standards.

APPENDIX 5 – STRATEGIC MERIT TEST – COUNCIL'S *CONNECTIVE CITY 2036* AND PLANNING STRATEGIES

5.1 '*Connective City 2036*' Local Strategic Planning Statement

Page	Key action	Consistent	Comment
53	Action E3.1.53 – Provide capacity for 25,000 jobs and 25,000 students in Bankstown City Centre by 2036. E3.2.59 – Plan for significant increase in education, knowledge intensive and cultural jobs in Bankstown City Centre, focused along the Chapel Road Precinct.	Yes	**TO BE ACTIONED AS PART OF THE DPHI'S BANKSTOWN ACCELERATED PRECINCT MASTER PLAN –** Council's Bankstown City Centre Master Plan is consistent with Actions E3.1.53 and E3.2.59 as it applies an appropriate zone that supports the health and education precinct. However, the delivery of the Master Plan has been hampered through extensive delays in receiving a Gateway determination from the DPHI, with a planning proposal for Bankstown (12,500 additional dwellings and 14,000 additional jobs) submitted for Gateway in February 2022. In December 2023, the DPHI announced that it is preparing new planning controls for the Bankstown Accelerated Precinct, to be completed by November 2024. The DPHI will address the introduction of the E2 Commercial Centre zone as it prepares the new planning controls. The E2 zone is equivalent to the proposed B3 Commercial Core zone in the Bankstown City Centre Master Plan.
53	E3.1.56 – Provide capacity for 7,500 jobs in Campsie Town Centre by 2036. Maintain ground floor active uses.	Yes	**TO BE ACTIONED AS PART OF COUNCIL'S CAMPSIE TOWN CENTRE MASTER PLAN –** Council's Campsie Town Centre Master Plan is consistent with Action E3.1.56 as it applies an appropriate zone that supports employment. However, the delivery of the Master Plan has been hampered through extensive delays in receiving a Gateway determination from the DPHI, with a planning proposal for Campsie (6,300 new dwellings and 2,700 new jobs) submitted for Gateway in July 2022.

Page	Key action	Consistent	Comment
53	E3.6.69 – Retain and manage all industrial and business lands and do not support residential land uses, including aged care and live work units, in industrial and urban services lands.	Yes	**TO BE ACTIONED AS PART OF THIS PLANNING PROPOSAL –** This planning proposal is consistent with Action E3.6.69 as it applies the new employment zones in locations that are consistent with the adopted employment lands hierarchy in Council's *Connective City 2036* and Employment Lands Strategy.
53	E3.6.71 – Review land uses around freight hubs to minimise sensitive and conflicting land uses. E3.6.72 – Review land use controls for industrial and business lands including those around freight hubs to protect existing and emerging employment sectors, and to minimise sensitive and conflicting uses.	Yes	**TO BE ACTIONED AS PART OF THIS PLANNING PROPOSAL –** This planning proposal is consistent with Actions 3.6.71 and 3.6.72 as it applies the new employment zones in locations that are consistent with the adopted employment lands hierarchy in Council's *Connective City 2036* and Employment Lands Strategy.
53	E3.7.74 – Ensure local urban services lands support local enterprise and allow for supporting office space.	Yes	**TO BE ACTIONED AS PART OF THIS PLANNING PROPOSAL –** This planning proposal is consistent with Action E3.7.74. The new employment zones permit offices in the E3 zone.

5.2 Employment Lands Strategy

Page	Key recommendation	Consistent	Comment
111, 112, 251	Zones B1 and B2 – Permit shop top housing, seniors housing and residential flat buildings when combined with a ground floor non-residential use.	Yes	**COMPLETED –** The Canterbury-Bankstown Local Environmental Plan 2023 addressed this recommendation by introducing a local provision (clause 6.21) that restricts the ground floor to non-residential uses.

Page	Key recommendation	Consistent	Comment
111, 113, 116	Zones B5 and B6 – Prohibit all residential uses.	Yes	**TO BE ACTIONED AS PART OF THIS PLANNING PROPOSAL –** This planning proposal is consistent with this recommendation as it applies the E3 zone to the B5/B6 zones. The E3 zone prohibits residential accommodation. However, the following existing policies will continue to apply: • CBLEP 2023 – Schedule 1, APU 18 (multi dwelling housing and residential flat buildings on certain sites previously in the B6 zone in the former Bankstown LGA). • CBLEP 2023 – Schedule 1, APU 30 (shop top housing on land previously in the B5 zone in the former Canterbury LGA). • Housing SEPP – Seniors housing permitted in the E3 zone.
111, 112, 113	Zones B2, B4 and B6 – Permit tourist and visitor accommodation. Zones B1 and B5 – Prohibit tourist and visitor accommodation.	Yes	**TO BE ACTIONED AS PART OF THIS PLANNING PROPOSAL –** This planning proposal is consistent with this recommendation as it: • Applies the E1 zone to the B1/B2 zones and applying the MU1 zone to the B4 zone. These zones permit tourist and visitor accommodation. • Applies the E3 zone to the B5/B6 zones, which mandates hotel or motel accommodation as a permitted use. An issue is the E3 zone combines the B5 and B6 into a single zone. Serviced apartments are prohibited in the B5 zone, but permitted in the B6 zone. It is not mandated as a permitted use in the E3 zone. Council's Employment Lands Strategy (page 113) recommends prohibiting all tourist and visitor accommodation uses (including serviced apartments) in the B5 zone. It is therefore not proposed to amend the Land Use Table to permit serviced apartments in the E3 zone as this change would be inconsistent with the Employment Lands Strategy and would inappropriately permit serviced apartments on land previously in the B5 zone. The planning proposal will address the issue by: • Hume Highway corridor – amend the existing control in Schedule 1 (APU 18) to add serviced apartments as an additional permitted use on certain B6 zoned land.

Page	Key recommendation	Consistent	Comment
			• Canterbury Road corridor – the implementation of the Campsie Town Centre Master Plan and master plans for other centres may consider the suitability of serviced apartments along the corridor. The Campsie Town Centre Master Plan (page 98) encourages bulky goods retail and light industry on land previously in the B5 zone as it aligns with the overall aim of the Canterbury Road Review, which is to support Canterbury Road's function as an enterprise corridor. The Master Plan does not encourage tourist and visitor accommodation uses (including serviced apartments).
112	Zone B1 – Permit only low intensity retail and services (e.g. neighbourhood shops, food and drink premises, business premises or medical centre).	Yes	**TO BE ACTIONED AS PART OF THIS PLANNING PROPOSAL –** This planning proposal is consistent with this recommendation as it proposes to include the DPHI's model clause in relation to development in local centres. The intent is to ensure the operation of these uses in the B1 zone would not have an unreasonable impact on nearby residential amenity.
112	Zone B1 – Permit small-scale early education facilities.	Yes	**TO BE ACTIONED AS PART OF THIS PLANNING PROPOSAL –** This planning proposal is consistent with this recommendation as it applies the E1 zone to the B1 zone. This zone permits early education and care facilities.
112, 118, 120	Zones B1 and B2 – Consider rezoning centres that are inconsistent with the centres hierarchy from B1 to B2 and vice versa.	Yes	**TO BE ACTIONED AS PART OF THIS PLANNING PROPOSAL –** This planning proposal is consistent with this recommendation as it applies the E1 zone, which combines the B1/B2 zones into a single zone.
112	Zone B2 – Consider permitting selected light industrial uses on the periphery of B2 zones interfacing with higher order business (B5/B6/B7) and light industrial zones.	Yes	**TO BE ACTIONED AS PART OF THIS PLANNING PROPOSAL –** This planning proposal is consistent with this recommendation as it applies the E1 zone to the B2 zone. This zone mandates home industries as a permitted use.

Page	Key recommendation	Consistent	Comment
112, 244, 249	Zone B3 – Establish a commercial core zone in strategic centres.	Yes	**TO BE ACTIONED AS PART OF THE DPHI'S BANKSTOWN ACCELERATED PRECINCT MASTER PLAN –** Council's Bankstown City Centre Master Plan is consistent with this recommendation as it applies an appropriate zone to establish a commercial core. However, the delivery of the Master Plan has been hampered through extensive delays in receiving a Gateway determination from the DPHI, with a planning proposal for Bankstown (12,500 additional dwellings and 14,000 additional jobs) submitted for Gateway in February 2022. In December 2023, the DPHI announced that it is preparing new planning controls for the Bankstown Accelerated Precinct, to be completed by November 2024. The DPHI will address the introduction of the E2 Commercial Centre zone as it prepares the new planning controls. The E2 zone is equivalent to the proposed B3 Commercial Core zone in the Bankstown City Centre Master Plan.
113, 249	Zone B4 – Promote the zone in areas well suited for a mix of high intensity residential and commercial uses.	Yes	**TO BE ACTIONED AS PART OF THE DPHI'S BANKSTOWN ACCELERATED PRECINCT MASTER PLAN AND CAMPSIE TOWN CENTRE MASTER PLAN –** The Bankstown City Centre and Campsie Town Centre Master Plans are consistent with this recommendation. Council has submitted planning proposals to apply the B4 zone to strategic centres. However, the delivery of the Master Plans has been hampered through extensive delays in receiving a Gateway determination from the DPHI, with a planning proposal for Bankstown (12,500 additional dwellings and 14,000 additional jobs) submitted for Gateway in February 2022, and a planning proposal for Campsie (6,300 new dwellings and 2,700 new jobs) submitted for Gateway in July 2022. In December 2023, the DPHI announced that it is preparing new planning controls for the Bankstown Accelerated Precinct, to be completed by November 2024. The DPHI will address the application of the B4 zone.

Page	Key recommendation	Consistent	Comment
113, 246, 249	Zone B4 – Include local provisions relating to minimum non-residential FSR or podium-level uses, and minimum ground level floor-to-ceiling height.	Yes	**TO BE ACTIONED AS PART OF THE MASTER PLANNING PROGRAM –** The DCP review supporting the Bankstown City Centre and Campsie Town Centre Master Plans will address this recommendation.
113	Zone B5 – Permit certain commercial uses to support the 'homemaker centre' use.	Yes	**TO BE ACTIONED AS PART OF THIS PLANNING PROPOSAL –** This planning proposal is consistent with this recommendation as it applies the E3 zone to the B5 zone. This zone permits certain commercial uses to support the 'homemaker centre' use.
113	Zone B5 – Rezone B5 elements of Hume Highway and Canterbury Road, east of Punchbowl Road to B2 or B6, depending on proximity to existing centres. Maintain B5 elements of Canterbury Road, west of Punchbowl Road.	Yes	**TO BE ACTIONED AS PART OF THIS PLANNING PROPOSAL –** This planning proposal is consistent with this recommendation as it applies the E3 zone, which combines the B5/B6 zones into a single zone.
113	Zone B6 – Permit certain commercial uses to promote large lot businesses and supporting neighbourhood shops/food and drink premises suitable for major roads.	Yes	**TO BE ACTIONED AS PART OF THIS PLANNING PROPOSAL –** This planning proposal is consistent with this recommendation as it applies the E3 zone to the B6 zone. This zone permits certain commercial uses to promote large lot businesses and supporting neighbourhood shops/food and drink premises along major roads.
114	Zone B7 – No change.	Yes	**TO BE ACTIONED AS PART OF THIS PLANNING PROPOSAL –** This planning proposal is consistent with this recommendation as it applies the SP4 zone to the B7 zone. The objective of the SP4 zone is to support unique areas with an enterprise focus that require tailored land use planning. The Land Use Table has limited mandated land uses to enable a tailored response.

Page	Key recommendation	Consistent	Comment
			This zone is appropriate for the following reasons: • The Potts Hill Business Park is a truly unique precinct with an enterprise focus. It is important to protect the strategic intent and character of the business park, consistent with Council's *Connective City 2036* and Employment Lands Strategy. • The Employment Lands Strategy (page 114) recommends no change to the existing Land Use Table. • Other zones, such as the E3 zone, combined with other mechanisms cannot achieve the same outcome. • Council's strategic plans do not propose to transition the business park to an alternative zone.
114, 115, 252	Zones IN1 and IN2 – Protect remaining industrial zones.	Yes	**TO BE ACTIONED AS PART OF THIS PLANNING PROPOSAL –** This planning proposal is consistent with this recommendation as it applies the E4 zone to the IN1/IN2 zones. This zone contains an objective to support and protect industrial land for industrial uses.
114, 115	Zones IN1 and IN2 – Prohibit pubs, small bars and registered clubs.	Yes	**TO BE ACTIONED AS PART OF THIS PLANNING PROPOSAL –** This planning proposal is consistent with this recommendation as it applies the E4 zone to the IN1/IN2 zones. This zone prohibits pubs, small bars and registered clubs.
114, 115, 116, 246	Zones IN1 and IN2 – Permit convenience retail and services subject to floor space limits.	Yes	**TO BE ACTIONED AS PART OF THIS PLANNING PROPOSAL –** This planning proposal is consistent with this recommendation as it applies the E4 zone to the IN1/IN2 zones. This zone permits restaurants or cafes, take away food and drink premises and neighbourhood shops. The Canterbury-Bankstown Local Environmental Plan 2023 (clause 5.4) only applies floor space limits to neighbourhood shops.
114	Zone IN1 – Prohibit large lot commercial uses (e.g. timber yards and landscaping material supplies) and registered clubs.	Yes	**TO BE ACTIONED AS PART OF THIS PLANNING PROPOSAL –** An issue is the E4 zone combines the IN1 and IN2 into a single zone. Large lot commercial uses (e.g. timber yards and landscaping material supplies) are prohibited in the IN1 zone, but permitted in the IN2 zone. These land uses are not mandated as permitted uses in the E4 zone.

Page	Key recommendation	Consistent	Comment
			The Local Planning Panel considered this issue at its Meeting of 4 March 2024. The Panel recommended to permit large lot commercial uses (e.g. timber yards and landscaping material supplies) in the E4 zone. The planning proposal reflects this recommendation.
116	Zone B1 – Set density controls to deter shop top housing along major roads.	Yes	**TO BE ACTIONED AS PART OF THE MASTER PLANNING PROGRAM –** Council's master planning program will address this recommendation. Council has submitted a planning proposal to implement the Campsie Town Centre Master Plan, and is currently preparing master plans for Canterbury, Belmore and Lakemba. The Master Plans will determine appropriate zonings and densities along major roads.
117, 120, 246, 247, 251	Zones R4, B1 and B2 – Review FSR/height controls and lot width controls.	Yes	**TO BE ACTIONED AS PART OF THE MASTER PLANNING PROGRAM –** Council's master planning program will determine appropriate FSR and lot width controls for centres and surrounding residential areas.
244, 252	Establish a Campsie lifestyle and medical precinct.	Yes	**TO BE ACTIONED AS PART OF THE MASTER PLANNING PROGRAM –** Council's master planning program will address this recommendation.
244, 247	Introduce a design and sustainability excellence clause.	Yes	**COMPLETED –** The Canterbury-Bankstown Local Environmental Plan 2023 addressed this recommendation by introducing a design excellence provision (clause 6.15).
245, 246, 252	Work with the NSW Government to identify suitable corridors for mass transit, which can be protected for future use through zoning controls.	Yes	**ONGOING –** This recommendation is subject to the Transport for NSW's Future Transport Strategy, which aims to enhance the 30-minute travel catchments in the Six Cities Region and reduce reliance on private vehicles to access key destinations in our cities. Council will continue to advocate for the early identification of suitable corridors for mass transit.

Page	Key recommendation	Consistent	Comment
247	Promote high tech jobs on Chullora.	Yes	**TO BE ACTIONED AS PART OF THIS PLANNING PROPOSAL –** This planning proposal is consistent with this recommendation as it applies the E4 zone to the IN1 zone. This zone provides greater flexibility with an increase in mandated permitted uses.
247	Introduce a commercial and administrative core precinct with height and floor space controls subject to development of a place plan.	Yes	**ONGOING –** The Bankstown CBD and Bankstown Airport Place Strategy addresses this recommendation.
251, 252	Facilitate a night-time economy.	Yes	**ONGOING –** Council's Night Time Economy Action Plan addresses this recommendation.
252	Prepare a transport and traffic study for the broader LGA to identify the immediate priorities for investment.	Yes	**TO BE ACTIONED AS PART OF THE MASTER PLANNING PROGRAM –** Council's master planning program will address this recommendation.
252	Review contribution plans to capture the costs of infrastructure improvement works and community facilities in employment lands.	Yes	**TO BE ACTIONED AS PART OF THE MASTER PLANNING PROGRAM –** Council's master planning program will address this recommendation.

5.3 Housing Strategy

Page	Key recommendation	Consistent	Comment
121	Zones B1 and B2 – Permit shop top housing, seniors housing and residential flat buildings only where ground floor uses are non-residential (e.g. neighbourhood shop, medical centre or similar).	Yes	**COMPLETED –** The Canterbury-Bankstown Local Environmental Plan 2023 addressed this recommendation by introducing a local provision (clause 6.21) that restricts the ground floor to non-residential uses.
122	Zone B4 – Accommodate a mix of commercial uses and residential accommodation (shop top housing, seniors housing and residential flat buildings) to support the Metropolitan Centre functions of Bankstown.	Yes	**TO BE ACTIONED AS PART OF THE DPHI'S BANKSTOWN ACCELERATED PRECINCT MASTER PLAN –** Council's Bankstown City Centre Master Plan is consistent with this recommendation as it applies an appropriate zone that supports the health and education precinct. However, the delivery of the Master Plan has been hampered through extensive delays in receiving a Gateway determination from the DPHI, with a planning proposal for Bankstown (12,500 additional dwellings and 14,000 additional jobs) submitted for Gateway in February 2022. In December 2023, the DPHI announced that it is preparing new planning controls for the Bankstown Accelerated Precinct, to be completed by November 2024. The DPHI will address the application of the B4 zone.

APPENDIX 6 – MATTERS FOR CONSIDERATION – STATE ENVIRONMENTAL PLANNING POLICIES

SEPP	Applicable	Consistent
SEPP (Biodiversity and Conservation) 2021	Yes	Yes
SEPP (Exempt and Complying Development Codes) 2008	Yes	Yes
SEPP (Housing) 2021	Yes	Yes
SEPP (Industry and Employment) 2021	Yes	Yes
SEPP (Planning Systems) 2021	Yes	Yes
SEPP (Precincts—Central River City) 2021	Yes	Yes
SEPP (Precincts—Eastern Harbour City) 2021	Yes	Yes
SEPP (Precincts—Regional) 2021	Yes	Yes
SEPP (Precincts—Western Parkland City) 2021	Yes	Yes
SEPP (Primary Production) 2021	Yes	Yes
SEPP (Resilience and Hazards) 2021	Yes	Yes
SEPP (Resources and Energy) 2021	Yes	Yes

SEPP	Applicable	Consistent
SEPP (Sustainable Buildings) 2022	Yes	Yes
SEPP (Transport and Infrastructure) 2021	Yes	Yes

APPENDIX 7 – MATTERS FOR CONSIDERATION – MINISTERIAL DIRECTIONS

Ministerial Direction	Applicable	Consistent
1.1 – Implementation of Regional Plans	Yes	Yes
1.2 – Development of Aboriginal Land Council land	No	N/A
1.3 – Approval and Referral Requirements	Yes	Yes
1.4 – Site Specific Provisions	Yes	Yes
1.4A – Exclusion of Development Standards from Variation	No	N/A
1.5 – Parramatta Road Corridor Urban Transformation Strategy [1 March 2022]	No	N/A
1.6 – Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	No	N/A
1.7 – Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	No	N/A
1.8 – Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	No	N/A
1.9 – Implementation of Glenfield to Macarthur Urban Renewal Corridor	No	N/A
1.10 – Implementation of the Western Sydney Aerotropolis Plan	No	N/A
1.11 – Implementation of Bayside West Precincts 2036 Plan	No	N/A

Ministerial Direction	Applicable	Consistent
1.12 – Implementation of Planning Principles for the Cooks Cove Precinct	No	N/A
1.13 – Implementation of St Leonards and Crows Nest 2036 Plan	No	N/A
1.14 – Implementation of Greater Macarthur 2040	No	N/A
1.15 – Implementation of the Pyrmont Peninsula Place Strategy	No	N/A
1.16 – North West Rail Link Corridor Strategy	No	N/A
1.17 – Implementation of the Bays West Place Strategy	No	N/A
1.18 – Implementation of the Macquarie Park Innovation Precinct	No	N/A
1.19 – Implementation of the Westmead Place Strategy	No	N/A
1.20 – Implementation of the Camellia-Rosehill Place Strategy	No	N/A
1.21 – Implementation of South West Growth Area Structure Plan	No	N/A
1.22 – Implementation of the Cherrybrook Station Place Strategy	No	N/A
3.1 – Conservation Zones	Yes	Yes
3.2 – Heritage Conservation	Yes	Yes
3.3 – Sydney Drinking Water Catchments	No	N/A
3.4 – Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	No	N/A
3.5 – Recreation Vehicle Areas	Yes	Yes

Ministerial Direction	Applicable	Consistent
3.6 – Strategic Conservation Planning	No	N/A
3.7 – Public Bushland	Yes	Yes
3.8 – Willandra Lakes Region	No	N/A
3.9 – Sydney Harbour Foreshores and Waterways Area	No	N/A
3.10 – Water Catchment Protection	Yes	Yes
4.1 – Flooding	Yes	No
4.2 – Coastal Management	Yes	Yes
4.3 – Planning for Bushfire Protection	Yes	No
4.4 – Remediation of Contaminated Land	Yes	Yes
4.5 – Acid Sulfate Soils	Yes	No
4.6 – Mine Subsidence and Unstable Land	No	N/A
5.1 – Integrating Land Use and Transport	Yes	Yes
5.2 – Reserving Land for Public Purposes	Yes	Yes
5.3 – Development Near Regulated Airports and Defence Airfields	Yes	Yes
5.4 – Shooting Ranges	No	N/A

Ministerial Direction	Applicable	Consistent
6.1 – Residential Zones	Yes	Yes
6.2 – Caravan Parks and Manufactured Home Estates	Yes	Yes
7.1 – Employment Zones	Yes	Yes
7.2 – Reduction in Non-Hosted Short-Term Rental Accommodation Period	No	N/A
7.3 – Commercial and Retail Development along the Pacific Highway, North Coast	No	N/A
8.1 – Mining, Petroleum Production and Extractive Industries	No	N/A
9.1 – Rural Zones	Yes	Yes
9.2 – Rural Lands	No	N/A
9.3 – Oyster Aquaculture	No	N/A
9.4 – Farmland of State and Regional Significance on the NSW Far North Coast	No	N/A