

Greater Taree LEP 2010 vs Draft Employment Zones - Land Use Tables

Only the following types of development may be included in the Land Use Table —

Advertising structures; Agricultural produce industries; *Agriculture*; *Air transport facilities*; Airports; Airstrips; Amusement centres; Animal boarding or training establishments; Aquaculture; Artisan food and drink industries; Attached dwellings

Backpackers' accommodation; Bed and breakfast accommodation; Bee keeping; Biosolids treatment facilities; Boarding houses; Boat building and repair facilities; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; *Business premises*

Camping grounds; Car parks; Caravan parks; Cellar door premises; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Co-living housing; *Commercial premises*; Community facilities; Correctional centres; Creative industries; Crematoria

Dairies (pasture-based); Dairies (restricted); Data centres; Depots; *Dual occupancies*; Dual occupancies (attached); Dual occupancies (detached); Dwelling houses

Early education and care facilities; Eco-tourist facilities; *Educational establishments*; Electricity generating works; Emergency services facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; *Extensive agriculture*; Extractive industries

Farm buildings; Farm stay accommodation; Feedlots; Flood mitigation works; *Food and drink premises*; Forestry; Freight transport facilities; Function centres; Funeral homes

Garden centres; General industries; Goods repair and reuse premises; *Group homes*; Group homes (permanent) or permanent group homes; Group homes (transitional) or transitional group homes

Hardware and building supplies; Hazardous industries; Hazardous storage establishments; Health consulting rooms; *Health services facilities*; *Heavy industrial storage establishments*; *Heavy industries*; Helipads; Heliports; *High technology industries*; Highway service centres; Home-based child care; Home businesses; Home industries; Home occupations; Home occupations (sex services); Horticulture; Hospitals; Hostels; Hotel or motel accommodation

Independent living units; Industrial retail outlets; Industrial training facilities; *Industries*; Information and education facilities; *Intensive livestock agriculture*; *Intensive plant agriculture*

Jetties; Kiosks

Landscaping material supplies; *Light industries*; Liquid fuel depots; Livestock processing industries; Local distribution premises

Marinas; Markets; Medical centres; Mooring pens; Moorings; Mortuaries; Multi dwelling housing

Neighbourhood shops; Neighbourhood supermarkets

Offensive industries; Offensive storage establishments; Office premises; Open cut mining; Oyster aquaculture

Passenger transport facilities; Pig farms; Places of public worship; Plant nurseries; Pond-based aquaculture; Port facilities; Poultry farms; Public administration buildings; Pubs

Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; *Residential accommodation*; Residential care facilities; Residential flat buildings; Resource recovery facilities; Respite day care centres; Restaurants or cafes; Restricted premises; *Retail premises*; Roads; Roadside stalls; *Rural industries*; Rural supplies; Rural workers' dwellings

Sawmill or log processing works; School-based child care; Schools; Secondary dwellings; Self-storage units; Semi-detached dwellings; *Seniors housing*; Service stations; Serviced apartments; Sewage

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reticulation systems; Sewage treatment plants; *Sewerage systems*; Sex services premises; *Shops*; Shop top housing; *Signage*; Small bars; Specialised retail premises; Stock and sale yards; *Storage premises*

Take away food and drink premises; Tank-based aquaculture; Timber yards; *Tourist and visitor accommodation*; Transport depots; Truck depots; Turf farming

Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Viticulture

Warehouse or distribution centres; Waste disposal facilities; *Waste or resource management facilities*; Waste or resource transfer stations; Water recreation structures; Water recycling facilities; Water reticulation systems; Water storage facilities; *Water supply systems*; Water treatment facilities; Wharf or boating facilities; Wholesale supplies

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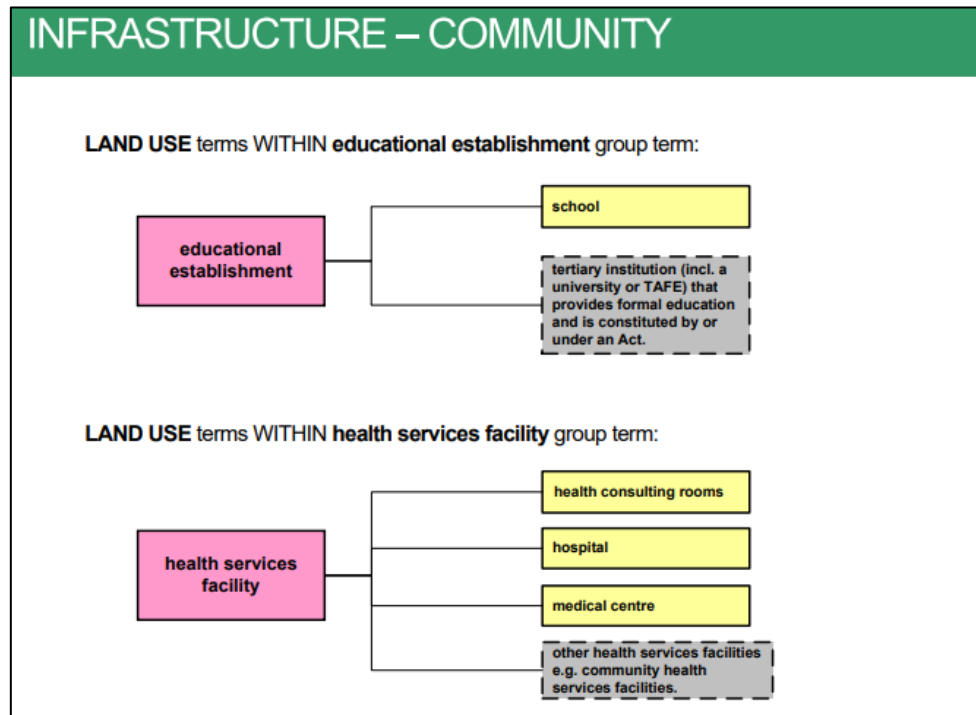
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Understanding Group Terms in Land Use Tables

This page explains the use of *Group Terms* in the Land Use Tables, and why it is important to read the whole Land Use Table for each zone.

Group terms are used in Land Use Tables to reduce their length, by creating a parent-child relationship between similar land uses and activities.

They work by grouping related land uses (children) under a single term (parent) that can then be used in the Land Use Table.



For example, instead of listing (each child) “health consulting rooms”, “health services facilities”, “hospital” and “medical centre” in a Land Use Table, only the *Group Term* (parent) “health services facility” needs to be listed, as illustrated above.

Group terms (parent) can be used to permit or prohibit a group of land uses.

In some land use zones, the *Group term* (parent) may be permitted with consent, while one (child) term from the *Group term* (parent) may be prohibited. For example:

If the *Group term* (parent) “health services facility” is permitted with consent but a (child) term “hospital” is prohibited, the remaining (child) terms “health consulting rooms” and “medical centres” are permitted with consent (children stay with the parent).

Group terms (parent) can also be used to prohibit land uses in the same manner.

If the *Group term* (parent) “health services facility” is prohibited and the (child) term “hospital” is permitted with consent, the remaining (child) terms “health consulting rooms” and “medical centres” are prohibited (children stay with the parent).

Because of this, it is important to read the whole Land Use Table for each zone. If you stop reading when you see a *Group term*, you might miss important details later in the table.

The Department of Planning and Environment - **Planning Practice Note PN 11-003** provides more information on *Group Terms*.

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B1 Neighbourhood Centre - GT LEP 2010	E1 Local Centre – Draft Zone
<p>1 Objectives of zone</p> <ul style="list-style-type: none"> • To provide a range of small-scale retail, business and community uses which serve the needs of people who live and work in the surrounding neighbourhood. • To allow residential and tourist and visitor accommodation above retail, business and office uses to bring a higher level of vibrancy to the centre. • To strengthen the local community and support the role of the local centres. 	<p>1 Objectives of zone</p> <ul style="list-style-type: none"> • To provide a range of retail, business and community uses that serve the needs of people who live, work or visit the area. • To encourage investment in local commercial development that generates employment opportunities and economic growth. • To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area. • To encourage business, retail, community and other non-residential land uses on the ground floor of buildings. • To ensure that traffic generation from development can be managed in a way that avoids conflict with the desired pedestrian environment. • To maximise public transport patronage and encourage walking and cycling • To encourage employment opportunities in accessible locations
<p>2 Permitted without consent Home occupations</p>	<p>2 Permitted without consent Home occupations</p>
<p>3 Permitted with consent Boarding houses; Business premises; Centre-based child care facilities; Community facilities; Home industries; Medical centres; Neighbourhood shops; Neighbourhood supermarkets; Oyster aquaculture; Respite day care centres; Roads; Shop top housing; Tank-based aquaculture; Any other development not specified in item 2 or 4</p>	<p>3 Permitted with consent Amusement centres; <i>Artisan food and drink industry</i>; Boarding houses; <i>Building identification signs</i>; <i>Business identification signs</i>; Centre-based child care facilities; <i>Commercial premises</i>; Community facilities; <i>Creative industries</i>; <i>Educational establishments</i>; Entertainment facilities; Function centres; <i>High technology industries</i>; Home businesses; Home industries; <i>Hostels</i>; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Oyster aquaculture; Places of public worship; Public administration buildings; <i>Recreation areas</i>; Recreation facilities (indoor); Respite day care centres; <i>Roads</i>; <i>Seniors housing</i>; Service stations; Signage; Shop top housing; Tank-based aquaculture; Veterinary hospitals; Any other development not specified in item 2 or 4</p>
<p>4 Prohibited Agriculture; Animal boarding or training establishments; Boat building and repair facilities; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Farm buildings; Forestry; Freight transport facilities; Funeral homes; Hardware and building supplies; Helipads; Home occupations (sex services); Industrial training</p>	<p>4 Prohibited <i>Agriculture</i>; Air transport facilities; Airstrips; Animal boarding or training establishments; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industrial retail outlets;</p>

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B1 Neighbourhood Centre - GT LEP 2010	E1 Local Centre – Draft Zone
facilities; Industries; Liquid fuel depots; Marinas; Mooring pens; Mortuaries; Pond-based aquaculture Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Rural industries; Sex services premises; Specialised retail premises; Timber yards; Transport depots; Truck depots; Vehicle repair stations; Vehicle sales or hire premises; Waste disposal facilities; Waste or resource management facilities; Wharf or boating facilities	<i>Industrial training facilities; Industries; Mortuaries; Open cut mining; Residential accommodation; Resource recovery facilities; Rural industries; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities</i>

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Greater Taree LEP 2010 vs Draft Employment Zones - Land Use Tables

B2 Local Centre – GT LEP 2010	E1 Local Centre – Draft Zone
<p>1 Objectives of zone</p> <ul style="list-style-type: none"> • 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 allow residential and tourist and visitor accommodation above retail, business and office uses to bring a higher level of vibrancy to the centre. • To support the role of the Taree central business district. • To ensure quality of design of buildings and public spaces to achieve a locality that is safe and accessible. 	<p>1 Objectives of zone</p> <ul style="list-style-type: none"> • To provide a range of retail, business and community uses that serve the needs of people who live, work or visit the area. • To encourage investment in local commercial development that generates employment opportunities and economic growth. • To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area. • To encourage business, retail, community and other non-residential land uses on the ground floor of buildings. • To ensure that traffic generation from development can be managed in a way that avoids conflict with the desired pedestrian environment. • To maximise public transport patronage and encourage walking and cycling • To encourage employment opportunities in accessible locations
<p>2 Permitted without consent Home occupations</p>	<p>2 Permitted without consent Home occupations</p>
<p>3 Permitted with consent Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hostels; Information and education facilities; 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</p>	<p>3 Permitted with consent Amusement centres; <i>Artisan food and drink industry</i>; Boarding houses; <i>Building identification signs</i>; <i>Business identification signs</i>; Centre-based child care facilities; <i>Commercial premises</i>; Community facilities; <i>Creative industries</i>; <i>Educational establishments</i>; Entertainment facilities; Function centres; <i>High technology industries</i>; <i>Home businesses</i>; <i>Home industries</i>; <i>Hostels</i>; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Oyster aquaculture; Places of public worship; Public administration buildings; <i>Recreation areas</i>; Recreation facilities (indoor); Respite day care centres; <i>Roads</i>; <i>Seniors housing</i>; Service stations; Signage; Shop top housing; Tank-based aquaculture; Veterinary hospitals; Any other development not specified in item 2 or 4</p>
<p>4 Prohibited Agriculture; Animal boarding or training establishments; Boat building and repair facilities; Camping grounds; Caravan parks; Cemeteries; Depots; Eco-tourist facilities; Electricity generating works; Farm buildings; Forestry; Freight transport facilities; Helipads; Home occupations (sex services); Industrial training facilities; Industries; Liquid fuel depots; Marinas; Mooring pens; Mortuaries; Pond-based aquaculture Recreation</p>	<p>4 Prohibited <i>Agriculture</i>; <i>Air transport facilities</i>; <i>Airstrips</i>; <i>Animal boarding or training establishments</i>; <i>Camping grounds</i>; <i>Caravan parks</i>; <i>Cemeteries</i>; <i>Correctional centres</i>; <i>Crematoria</i>; <i>Depots</i>; <i>Eco-tourist facilities</i>; <i>Exhibition villages</i>; <i>Extractive industries</i>; <i>Farm buildings</i>; <i>Farm stay accommodation</i>; <i>Forestry</i>; <i>Freight transport facilities</i>; <i>Heavy industrial storage establishments</i>; <i>Highway service centres</i>; <i>Home occupations (sex services)</i>; <i>Industrial retail outlets</i>;</p>

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B2 Local Centre – GT LEP 2010	E1 Local Centre – Draft Zone
facilities (major); Recreation facilities (outdoor); Residential accommodation; Rural industries; Sex services premises; Transport depots; Truck depots; Vehicle repair stations; Waste disposal facilities; Waste or resource management facilities; Wharf or boating facilities	<i>Industrial training facilities; Industries; Mortuaries; Open cut mining; Residential accommodation; Resource recovery facilities; Rural industries; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities</i>

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Greater Taree LEP 2010 vs Draft Employment Zones - Land Use Tables

B3 Commercial Core – GT LEP 2010	E2 Commercial Centre – Draft Zone
<p>1 Objectives of zone</p> <ul style="list-style-type: none"> • To provide a wide range of retail, business, office, entertainment, community and other suitable land uses which serve the needs of the local and wider community. • To encourage appropriate employment opportunities in accessible locations. • To maximise public transport patronage and encourage walking and cycling. • To encourage residential accommodation above retail, business and office uses to bring a higher level of vibrancy to the centre. • To reinforce the role of the Taree central business district as the major regional centre. 	<p>1 Objectives of zone</p> <ul style="list-style-type: none"> • To strengthen the role of the commercial centre as the centre of business, retail, community and cultural activity. • To encourage investment in commercial development that generates employment opportunities and economic growth. • To encourage development that has a high level of accessibility and amenity, particularly for pedestrians. • To enable residential development that is consistent with the Council's strategic planning for residential development in the area. • To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces. • <i>To enable a range of residential accommodation and tourist and visitor accommodation to be located above commercial uses</i>
<p>2 Permitted without consent Home occupations</p>	<p>2 Permitted without consent <i>Home occupations</i></p>
<p>3 Permitted with consent Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Shop top housing; Tank-based aquaculture; Any other development not specified in item 2 or 4</p>	<p>3 Permitted with consent Amusement centres; Artisan food and drink industry; Backpackers' accommodation; <i>Boarding houses; Building identification signs; Building identification signs</i>; Centre-based child care facilities; <i>Commercial premises</i>; Community facilities; <i>Creative industries</i>; <i>Educational establishments</i>; Entertainment facilities; Function centres; <i>High technology industries</i>; <i>Home businesses</i>; <i>Home industries</i>; <i>Hostels</i>; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Mortuaries; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restricted premises; <i>Roads</i>; <i>Seniors housing</i>; <i>Shop top housing</i>; Tank-based aquaculture; Vehicle repair stations; Veterinary hospitals; Any other development not specified in item 2 or 4</p>
<p>4 Prohibited Agriculture; Animal boarding or training establishments; Bed and breakfast accommodation; Camping grounds; Caravan parks; Cemeteries; Depots; Eco-tourist facilities; Electricity generating works; Farm buildings; Forestry; Freight transport facilities; Home occupations (sex services); Industrial training facilities; Industries; Liquid fuel depots; Mortuaries;</p>	<p>4 Prohibited <i>Agriculture; Animal boarding or training establishments; Bed and breakfast accommodation; Camping grounds; Caravan parks; Cemeteries; Depots; Eco-tourist facilities; Farm buildings; Forestry; Freight transport facilities; Home occupations (sex services); Industrial training facilities; Industries; Liquid fuel depots; Residential accommodation; Rural</i></p>

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B3 Commercial Core – GT LEP 2010	E2 Commercial Centre – Draft Zone
Pond-based aquaculture Recreation facilities (outdoor); Residential accommodation; Rural industries; Sex services premises; Transport depots; Truck depots; Vehicle repair stations; Waste disposal facilities; Waste or resource management facilities; Wharf or boating facilities	industries; Sex services premises; Transport depots; Truck depots; Waste or resource management facilities;

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B5 Business Development – GT LEP 2010	E3 Productivity Support – Draft Zone
<p>1 Objectives of zone</p> <ul style="list-style-type: none"> • 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 enable commercial and retail uses that require a large floor area for handling, display or storage and maintain the economic strength of centres by limiting the retailing of food and clothing. 	<p>1 Objectives of zone</p> <ul style="list-style-type: none"> • To provide a range of facilities and services, light industries, warehouses and offices. • To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres. • To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity. • To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones. • To provide opportunities for new and emerging light industries. • To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site. • To provide for residential uses, but only as part of a mixed use development.
<p>2 Permitted without consent Nil</p>	<p>2 Permitted without consent Home occupations</p>
<p>3 Permitted with consent Centre-based child care facilities; Garden centres; Hardware and building supplies; Landscaping material supplies; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Respite day care centres; Roads; Rural supplies; 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</p>	<p>3 Permitted with consent Animal boarding or training establishments; Backpackers' accommodation; Boarding Houses; Boat building and repair facilities; Building identification signs; Business identification signs; Business premises; Cellar door premises; Centre-based child care facilities; Community facilities; Depots; Food & drink premises; Function centres; Garden centres; Group Homes; Hardware and building supplies; Home industries; Hostels; 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; 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; Roads; Roadside stalls; Rural supplies; Service stations; Shop top housing; 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</p>

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B5 Business Development – GT LEP 2010	E3 Productivity Support – Draft Zone
<p>4 Prohibited Agriculture; Animal boarding or training establishments; Boat building and repair facilities; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Depots; Eco-tourist facilities; Electricity generating works; Farm buildings; Forestry; Freight transport facilities; Home-based child care; Home occupations (sex services); Industrial training facilities; Industries; Liquid fuel depots; Marinas; Mooring pens; Mortuaries; Office premises; Places of public worship; Pond-based aquaculture Recreation facilities (major); Recreation facilities (outdoor); Residential accommodation; Retail premises; Rural industries; Sex services premises; Tourist and visitor accommodation; Transport depots; Truck depots; Waste disposal facilities; Waste or resource management facilities; Wharf or boating facilities</p>	<p>4 Prohibited <i>Agriculture; Air transport facilities; Airstrips; Boat launching ramps; Camping grounds; Caravan parks; Cemeteries; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Industries; Marinas; Moorings; Mooring pens; Open cut mining; Residential accommodation; Rural industries; Sex services premises; Tourist and visitor accommodation; Transport depots; Truck depots;</i></p>

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B6 Enterprise Corridor – GT LEP 2010	E3 Productivity Support – Draft Zone
<p>1 Objectives of zone</p> <ul style="list-style-type: none"> • 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 provide for residential uses, but only as part of a mixed use development. 	<p>1 Objectives of zone</p> <ul style="list-style-type: none"> • To provide a range of facilities and services, light industries, warehouses and offices. • To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres. • To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity. • To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones. • To provide opportunities for new and emerging light industries. • To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site. • To provide for residential uses, but only as part of a mixed use development.
<p>2 Permitted without consent Home occupations</p>	<p>2 Permitted without consent Home occupations</p>
<p>3 Permitted with consent Backpackers' accommodation; Business premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Kiosks; Landscaping material supplies; Light industries; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Roads; Rural supplies; Shop top housing; Specialised retail premises; 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</p>	<p>3 Permitted with consent Animal boarding or training establishments; Backpackers' accommodation; Boarding Houses; Boat building and repair facilities; Building identification signs; Business identification signs; Business premises; Cellar door premises; Centre-based child care facilities; Community facilities; Depots; Food & drink premises; Function centres; Garden centres; Group Homes; Hardware and building supplies; Home industries; Hostels; 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; 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; Roads; Roadside stalls; Rural supplies; Service stations; Shop top housing; 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</p>

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B6 Enterprise Corridor – GT LEP 2010	E3 Productivity Support – Draft Zone
4 Prohibited Agriculture; Animal boarding or training establishments; Boat building and repair facilities; Camping grounds; Caravan parks; Cemeteries; Eco-tourist facilities; Electricity generating works; Farm buildings; Forestry; Home occupations (sex services); Industrial training facilities; Industries; Liquid fuel depots; Marinas; Mooring pens; Pond-based aquaculture Recreation facilities (outdoor); Registered clubs; Residential accommodation; Retail premises; Rural industries; Sex services premises; Tourist and visitor accommodation; Transport depots; Truck depots; Waste disposal facilities; Waste or resource management facilities; Wharf or boating facilities	4 Prohibited <i>Agriculture; Air transport facilities; Airstrips; Boat launching ramps; Camping grounds; Caravan parks; Cemeteries; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Industries; Marinas; Moorings; Mooring pens; Open cut mining; Residential accommodation; Rural industries; Sex services premises; Tourist and visitor accommodation; Transport depots; Truck depots;</i>

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IN1 General Industrial – GTLEP 2010	E4 General Industrial – Draft Zone
<p>1 Objectives of zone</p> <ul style="list-style-type: none"> • 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 encourage innovation and sustainability in industry. 	<p>1 Objectives of zone</p> <ul style="list-style-type: none"> • To provide a range of industrial, warehouse, logistics and related land uses. • To ensure the efficient and viable use of land for industrial uses. • To minimise any adverse effect of industry on other land uses. • To encourage employment opportunities. • To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers. • To encourage innovation and sustainability in industry.
<p>2 Permitted without consent Nil</p>	<p>2 Permitted without consent Home occupation</p>
<p>3 Permitted with consent Depots; Freight transport facilities; Garden centres; General industries; Hardware and building supplies; Industrial training facilities; Landscaping material supplies; Light industries; Neighbourhood shops; Places of public worship; Plant nurseries; Roads; Rural industries; Service stations; Takeaway food and drink premises; Timber yards; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p>	<p>3 Permitted with consent Building identification signs; Business identification signs; Depots; Food and drink premises; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Markets; Neighbourhood shops; Oyster aquaculture; Plant nurseries; Roads; Roadside stalls; Rural supplies; Specialised retail premises; 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</p>
<p>4 Prohibited Agriculture; Animal boarding or training establishments; Camping grounds; Caravan parks; Charter and tourism boating facilities; Eco-tourist facilities; Entertainment facilities; Farm buildings; Forestry; Function centres; Home-based child care; Hospitals; Information and education facilities; Marinas; Medical centres; Mooring pens; Office premises; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Retail premises; Schools; Tourist and visitor accommodation; Wharf or boating facilities</p>	<p>4 Prohibited Airstrip; Air transport facilities; Agriculture; Camping grounds; Caravan parks; Commercial premises; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health service facilities; Heavy industry storage establishments; Highway service centres; Industries; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Schools; Signage; Tourist and visitor accommodation; Wharf or boating facilities.</p>

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IN2 Light Industrial – GTLEP 2010	E4 General Industrial – Draft Zone
<p>1 Objectives of zone</p> <ul style="list-style-type: none"> • 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 encourage innovation and sustainability in industry. 	<p>1 Objectives of zone</p> <ul style="list-style-type: none"> • To provide a range of industrial, warehouse, logistics and related land uses. • To ensure the efficient and viable use of land for industrial uses. • To minimise any adverse effect of industry on other land uses. • To encourage employment opportunities. • To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers. • To encourage innovation and sustainability in industry.
<p>2 Permitted without consent Nil</p>	<p>2 Permitted without consent Home occupation</p>
<p>3 Permitted with consent Depots; Food and drink premises; Garden centres; Hardware and building supplies; Industrial training facilities; Landscaping material supplies; Light industries; Neighbourhood shops; Places of public worship; Plant nurseries; Roads; Rural industries; Rural supplies; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p>	<p>3 Permitted with consent Building identification signs; Business identification signs; Depots; <i>Food and drink premises</i>; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Markets; Neighbourhood shops; Oyster aquaculture; Plant nurseries; Roads; Roadside stalls; Rural supplies; Specialised retail premises; 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</p>
<p>4 Prohibited Agriculture; Animal boarding or training establishments; Camping grounds; Caravan parks; Charter and tourism boating facilities; Commercial premises; Eco-tourist facilities; Entertainment facilities; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industries; Home-based child care; Hospitals; Information and education facilities; Liquid fuel depots; Marinas; Mooring pens; Mortuaries; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Rural industries; Schools; Tourist and visitor accommodation; Wharf or boating facilities</p>	<p>4 Prohibited Airstrip; Air transport facilities; <i>Agriculture</i>; Camping grounds; Caravan parks; <i>Commercial premises</i>; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; <i>Health service facilities</i>; Heavy industry storage establishments; Highway service centres; <i>Industries</i>; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; <i>Residential accommodation</i>; Schools; <i>Signage</i>; <i>Tourist and visitor accommodation</i>; Wharf or boating facilities.</p>

Greater Taree LEP 2010 vs Draft Employment Zones - Land Use Tables

IN1 General Industrial – GTLEP 2010	E5 Heavy Industrial - Draft Zone
<p>1 Objectives of zone</p> <ul style="list-style-type: none"> • 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 encourage innovation and sustainability in industry. 	<p>1 Objectives of zone</p> <ul style="list-style-type: none"> • To provide areas for industries that need to be separated from other 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 support and create opportunities for heavy industrial development with access to transport and infrastructure networks
<p>2 Permitted without consent Nil</p>	<p>2 Permitted without consent Nil</p>
<p>3 Permitted with consent Depots; Freight transport facilities; Garden centres; General industries; Hardware and building supplies; Industrial training facilities; Landscaping material supplies; Light industries; Neighbourhood shops; Places of public worship; Plant nurseries; Roads; Rural industries; Service stations; Takeaway food and drink premises; Timber yards; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p>	<p>3 Permitted with consent <i>Agriculture; Boat building and repair facilities; Building identification signs; Business identification signs; Car parks; Crematoria; Data centres; Depots; Electricity generating works; Emergency services facilities; Environmental protection works, Extractive industries; Flood mitigation works; Food and drink premises; Freight transport facilities; General industries; Goods repair and reuse premises; Hazardous storage establishments; Heavy industrial storage establishments; Heavy industries; Helipads; Industrial training facilities; Industries; Mortuary; Neighbourhood shops; Offensive storage establishments; Oyster aquaculture; Research station; Roads; Rural industries; Service stations; Sewerage systems;-based aquaculture; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water supply systems;</i></p>
<p>4 Prohibited Agriculture; Animal boarding or training establishments; Camping grounds; Caravan parks; Charter and tourism boating facilities; Eco-tourist facilities; Entertainment facilities; Farm buildings; Forestry; Function centres; Home-based child care; Hospitals; Information and education facilities; Marinas; Medical centres; Mooring pens; Office premises; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Retail premises; Schools; Tourist and visitor accommodation; Wharf or boating facilities</p>	<p>4 Prohibited Any other development not specified in item 2 or 3</p>

Greater Taree LEP 2010 vs Draft Employment Zones - Land Use Tables

IN2 Light Industrial – GTLEP 2010	E5 Heavy Industrial - Draft Zone
<p>1 Objectives of zone</p> <ul style="list-style-type: none"> • 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 encourage innovation and sustainability in industry. 	<p>1 Objectives of zone</p> <ul style="list-style-type: none"> • To provide areas for industries that need to be separated from other 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 support and create opportunities for heavy industrial development with access to transport and infrastructure networks
<p>2 Permitted without consent Nil</p>	<p>2 Permitted without consent Nil</p>
<p>3 Permitted with consent Depots; Food and drink premises; Garden centres; Hardware and building supplies; Industrial training facilities; Landscaping material supplies; Light industries; Neighbourhood shops; Places of public worship; Plant nurseries; Roads; Rural industries; Rural supplies; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p>	<p>3 Permitted with consent <i>Agriculture; Boat building and repair facilities; Building identification signs; Business identification signs; Car parks; Crematoria; Data centres; Depots; Electricity generating works; Emergency services facilities; Environmental protection works, Extractive industries; Flood mitigation works; Food and drink premises; Freight transport facilities; General industries; Goods repair and reuse premises; Hazardous storage establishments; Heavy industrial storage establishments; Heavy industries; Helipads; Industrial training facilities; Industries; Mortuary; Neighbourhood shops; Offensive storage establishments; Oyster aquaculture; Research station; Roads; Rural industries; Service stations; Sewerage systems;-based aquaculture; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water supply systems;</i></p>
<p>4 Prohibited Agriculture; Animal boarding or training establishments; Camping grounds; Caravan parks; Charter and tourism boating facilities; Commercial premises; Eco-tourist facilities; Entertainment facilities; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industries; Home-based child care; Hospitals; Information and education facilities; Liquid fuel depots; Marinas; Mooring pens; Mortuaries; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Rural industries; Schools; Tourist and visitor accommodation; Wharf or boating facilities</p>	<p>4 Prohibited Any other development not specified in item 2 or 3</p>

Greater Taree LEP 2010 vs Draft Employment Zones - Land Use Tables

B4 Mixed Use – GT LEP 2010	MU1 Mixed Use – Draft Zone
<p>1 Objectives of zone</p> <ul style="list-style-type: none"> • 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. 	<p>1 Objectives of zone</p> <ul style="list-style-type: none"> • To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities. • To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces. • To minimise conflict between land uses within this zone and land uses within adjoining zones. • To encourage business, retail, community and other non-residential land uses on the ground floor of buildings. • To ensure that traffic generation from development can be managed in a way that avoids conflict with the desired pedestrian environment. • To ensure the inclusion and integration of housing to promote housing diversity and community activity within the business centre • To enable a range of tourism-related uses that support the business centre.
<p>2 Permitted without consent Home occupations</p>	<p>2 Permitted without consent <i>Home occupations</i></p>
<p>3 Permitted with consent Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Light industries; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; 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</p>	<p>3 Permitted with consent <i>Amusement centres; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Early education and care facility; Educational establishments; Electricity generating works; Entertainment facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Function centres; Group homes; Helipads; Home-based child care; Home businesses; Home industries; Hostels; Information and education facilities; Jetties; Light industries; Local distribution premises; Marinas; Medical centres; Mooring pens; Multi-dwelling housing; Oyster aquaculture; Passenger transport facilities; Places of public worship; Port facilities; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Service stations; Sewerage systems; Shop top housing; Signage; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Veterinary hospitals; Water recreation structures;</i></p>

Greater Taree LEP 2010 vs Draft Employment Zones - Land Use Tables

B4 Mixed Use – GT LEP 2010	MU1 Mixed Use – Draft Zone
	<i>Waste or resource management facility; Water supply systems; Wharf or boating facilities; Wholesale supplies</i>
<p>4 Prohibited Agriculture; Animal boarding or training establishments; Camping grounds; Caravan parks; Cemeteries; Depots; Eco-tourist facilities; Electricity generating works; Farm buildings; Forestry; Freight transport facilities; Home occupations (sex services); Industrial training facilities; Industries; Liquid fuel depots; Mortuaries; Pond-based aquaculture Rural industries; Rural workers' dwellings; Sex services premises; Transport depots; Truck depots; Warehouse or distribution centres; Waste disposal facilities; Waste or resource management facilities; Wharf or boating facilities</p>	<p>4 Prohibited <i>Any other development not specified in item 2 or 3</i></p>

Greater Taree LEP 2010 vs Draft Employment Zones - Land Use Tables

IN4 WORKING WATERFRONT – GT LEP 2010	W4 WORKING WATERFRONT
<p>1 Objectives of zone</p> <ul style="list-style-type: none"> • To retain and encourage waterfront industrial and maritime activities. • To identify sites for maritime purposes and for activities that require direct waterfront access. • To ensure that development does not have an adverse impact on the environmental and visual qualities of the foreshore. • To encourage employment opportunities. • To minimise any adverse effect of development on land uses in other zones. 	<p>1 Objectives of zone</p> <ul style="list-style-type: none"> • To retain and encourage industrial and maritime activities on foreshores. • To identify sites for maritime purposes and for activities requiring direct foreshore access. • To ensure that development does not have an adverse impact on the environment and visual qualities of the foreshore. • To encourage employment opportunities. • To minimise any adverse effect of development on land uses in other zones. • To encourage complementary activities to revitalise waterfront areas
<p>2 Permitted without consent Nil</p>	<p>2 Permitted without consent Home occupations;</p>
<p>3 Permitted with consent Aquaculture; Boat building and repair facilities; Boat launching ramps; Bulky goods premises; Food and drink premises; Garden centres; Hardware and building supplies; Jetties; Landscaping material supplies; Light industries; Plant nurseries; Roads; Rural supplies; Timber yards; Vehicle sales or hire premises; Any other development not specified in item 2 or 4</p>	<p>3 Permitted with consent <i>Aquaculture</i>; Boat building and repair facilities; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Car Parks; Charter and tourism boating facilities; Environmental facilities; Farm buildings; Flood mitigation works; Food and drink premises; Freight transport facilities; General industries; Helipads; Home businesses; Home-based child care; Industrial retail outlets; Industrial training facilities; Information and education facilities; jetties; Kiosks; Light industries; Local distribution premises; Marinas; Mooring pens; Moorings; Neighbourhood shops; Passenger transport facilities; Recreation areas; Research stations; Restaurants or cafes; Roads; Sewerage systems; Signage; Specialised retail premises; Vehicle sales or hire premises; Waste or resource management facilities; Water recreation structures; Warehouse or distribution centres; Water supply systems; Wharf or boating facilities; Wholesale supplies.</p>
<p>4 Prohibited Agriculture; Animal boarding or training establishments; Camping grounds; Caravan parks; Cemeteries; Child care centres; Commercial premises; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Farm buildings; Forestry; Function centres; Home-based child care; Hospitals; Industries; Mooring pens; Mortuaries; Places of public worship; Recreation facilities (indoor); Recreation facilities (major); Residential accommodation; Respite day care centres; Rural industries; Schools; Sex services premises; Tourist and visitor accommodation; Truck depots;</p>	<p>4 Prohibited Any other development not specified in item 2 or 3</p>

Greater Taree LEP 2010 vs Draft Employment Zones - Land Use Tables

IN4 WORKING WATERFRONT – GT LEP 2010	W4 WORKING WATERFRONT
Waste disposal facilities; Waste or resource management facilities; Wharf or boating facilities	

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