

## **ATTACHMENT L(2)**

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# **Employment Zone Proposed Zone Objectives and Land Uses**

# Employment Zone Proposed Zone Objectives and Land Uses

**NOTE: the below objectives and land uses are draft only. Final drafting is subject to Parliamentary Council review.**

Blue = zone objectives and uses as per the Standard Instrument Local Environmental Plan

Green = zone objectives and uses as per the RLEP 2012 as part of translation (not already included by DPE)

Yellow = mandated land uses proposed by DPE not currently permissible under RLEP 2012

Blue = new land uses due to merging of B1 and B2 zones (currently prohibited in B1 but permissible in B2)

Purple = needs to be a mandated uses in either permissible or prohibited as per DPE instruction

Orange = needs to be included as either permitted without consent or permitted with consent as per DPE instruction

**Table 1: B1 Neighbourhood Centre and B2 Local Centre merged and translated to E1 Local Centre**

B1 Neighbourhood Centre & B2 Local Centre (as per RLEP 2012)		E1 Local Centre
<p><b>Objectives of B1 Neighbourhood Centre</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>To enable residential development that is well-integrated with, and supports the primary business function of, the zone.</li> <li>To minimise the impact of development and protect the amenity of residents in the zone and in the adjoining and nearby residential zones.</li> </ul>	<p><b>Objectives of B2 Local Centre</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>To encourage employment opportunities in accessible locations.</li> <li>To maximise public transport patronage and encourage walking and cycling.</li> <li>To enable residential development that is well-integrated with, and supports the primary business function of, the zone.</li> <li>To facilitate a high standard of urban design and pedestrian amenity that contributes to achieving a sense of place for the local community.</li> <li>To minimise the impact of development and protect the amenity of residents in the zone and in the adjoining and nearby residential zones.</li> <li>To facilitate a safe public domain.</li> </ul>	<p><b>Objectives of zone E1 Local Centre</b></p> <ul style="list-style-type: none"> <li>To provide a range of retail, business and community uses that serve the needs of people who live, work or visit the area.</li> <li>To encourage investment in local commercial development that generates employment opportunities and economic growth.</li> <li>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.</li> <li>To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.</li> <li><del>To enable residential development that is well-integrated with, and supports the primary business function of, the zone. [Not included as covered by objective three]</del></li> <li>To facilitate a high standard of urban design and pedestrian amenity that contributes to achieving a sense of place for the local community.</li> <li>To minimise the impact of development and protect the amenity of residents in the zone and in the adjoining and nearby residential zones.</li> <li>To facilitate a safe public domain.</li> <li>To maximise public transport patronage and encourage walking and cycling.</li> <li>To support a diverse, safe and inclusive day and night time economy. [New objective proposed for B1 and B2 zoned under CPP]</li> </ul>
<p><b>Permitted without consent B1 Neighbourhood Centre</b> Home occupations Recreation areas</p>	<p><b>Permitted without consent B2 Local Centre</b> Home occupations Recreation areas</p>	<p><b>Permitted without consent E1 Local Centre</b> Building identification signs Business identification signs Home businesses Home industries Home occupations Recreation areas Roads</p>

B1 Neighbourhood Centre & B2 Local Centre (as per RLEP 2012)		E1 Local Centre
<p><b>Permitted with consent B1 Neighbourhood Centre</b></p> <ul style="list-style-type: none"> <li>Bed and breakfast accommodation</li> <li>Boarding houses</li> <li>Business premises</li> <li>Centre-based child care facilities</li> <li>Community facilities</li> <li>Dwelling houses</li> <li>Food and drink premises</li> <li>Garden centres</li> <li>Group homes</li> <li>Hardware and building supplies</li> <li>Home industries</li> <li>Hotel or motel accommodation</li> <li>Kiosks</li> <li>Markets</li> <li>Medical centres</li> <li>Neighbourhood shops</li> <li>Neighbourhood supermarkets</li> <li>Oyster aquaculture</li> <li>Residential flat buildings</li> <li>Respite day care centres</li> <li>Roads</li> <li>Shops</li> <li>Shop top housing</li> <li>Tank-based aquaculture</li> <li>Any other development not specified in item 2 or 4</li> </ul>	<p><b>Permitted with consent B2 Local Centre</b></p> <ul style="list-style-type: none"> <li>Boarding houses</li> <li>Centre-based child care facilities</li> <li>Commercial premises</li> <li>Community facilities</li> <li>Dwelling houses</li> <li>Educational establishments</li> <li>Entertainment facilities</li> <li>Function centres</li> <li>Group homes</li> <li>Hostels</li> <li>Information and education facilities</li> <li>Medical centres</li> <li>Oyster aquaculture</li> <li>Passenger transport facilities</li> <li>Recreation facilities (indoor)</li> <li>Registered clubs</li> <li>Residential care facilities</li> <li>Residential flat buildings</li> <li>Respite day care centres</li> <li>Restricted premises</li> <li>Roads</li> <li>Service stations</li> <li>Shop top housing</li> <li>Tank-based aquaculture</li> <li>Tourist and visitor accommodation</li> <li>Any other development not specified in item 2 or 4</li> </ul>	<p><b>Permitted with consent E1 Local Centre</b></p> <ul style="list-style-type: none"> <li>Amusement centres</li> <li>Bed and breakfast accommodation</li> <li>Boarding houses</li> <li>Building identification signs</li> <li>Business identification signs</li> <li>Business premises</li> <li>Centre-based child care facilities</li> <li>Commercial premises <i>[Includes Retail premises, which are currently prohibited in the B1 zone. Will allow cellar door premises, landscaping material supplies, plant nurseries, roadside stalls, rural supplies, specialised retail premises, timber yards and vehicle sales or hire premises, which are all currently prohibited in B1]</i></li> <li>Community facilities</li> <li>Dwelling houses</li> <li>Educational establishments</li> <li>Entertainment facilities</li> <li>Food and drink premises</li> <li>Function centres</li> <li>Garden Centres</li> <li>Group homes</li> <li>Hardware and building supplies</li> <li>Home businesses</li> <li>Home industries</li> <li>Home occupations</li> <li>Hostels</li> <li>Hotel or motel accommodation</li> <li>Kiosks</li> <li>Information and education facilities <i>[Already included in B1 under Planning Proposal]</i></li> <li>Local distribution premises <i>[Previously prohibited under Warehouse and distribution centre in B2 zone]</i></li> <li>Markets</li> <li>Medical centres</li> <li>Neighbourhood shops</li> <li>Neighbourhood supermarkets</li> <li>Oyster aquaculture</li> <li>Passenger transport facilities</li> <li>Places of public worship</li> <li>Public administration buildings</li> <li>Recreation areas</li> <li>Recreation facilities (indoor)</li> <li>Registered clubs</li> <li>Residential care facilities</li> <li>Residential flat buildings</li> <li>Respite day care centres</li> <li>Restricted premises <i>[Prohibited in B1 but permissible in B2]</i></li> <li>Roads</li> <li>Service stations</li> <li>Shops</li> <li>Shop top housing</li> <li>Tank-based aquaculture</li> <li>Tourist and visitor accommodation <i>[Tourist and visitor prohibited under B1 but permissible under B2]</i></li> <li>Veterinary hospitals</li> </ul>

B1 Neighbourhood Centre & B2 Local Centre (as per RLEP 2012)		E1 Local Centre
		Any other development not specified in item 2 or 4
<b>Prohibited B1 Neighbourhood Centre</b> Agriculture Air transport facilities Airstrips Amusement centres Animal boarding or training establishments Biosolids treatment facilities Boat building and repair facilities Boat launching ramps Boat sheds Camping grounds Caravan parks Cemeteries Charter and tourism boating facilities Correctional centres Crematoria Depots Eco-tourist facilities Electricity generating works Environmental facilities Exhibition homes Exhibition villages Extractive industries Farm buildings Forestry Freight transport facilities Heavy industrial storage establishments Helipads Highway service centres Home occupations (sex services) Industrial retail outlets Industrial training facilities Industries Jetties Marinas Mooring pens Mooring pens Moorings Mortuaries Open cut mining Pond-based aquaculture Port facilities Recreation facilities (major) Recreation facilities (outdoor) Residential accommodation Restricted premises Retail premises Rural industries Sewage treatment plants Sex services premises	<b>Prohibited B2 Local Centre</b> Agriculture Air transport facilities Airstrips Animal boarding or training establishments Biosolids treatment facilities Boat building and repair facilities Boat launching ramps Boat sheds Camping grounds Caravan parks Cemeteries Charter and tourism boating facilities Correctional centres Crematoria Depots Eco-tourist facilities Environmental facilities 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 Jetties Marinas Mooring pens Moorings Mortuaries Open cut mining Pond-based aquaculture Port facilities Recreation facilities (major) Residential accommodation Resource recovery facilities Rural industries Sewage treatment plants Sex services premises Storage premises Transport depots Truck depots Vehicle body repair workshops Vehicle repair stations Warehouse or distribution centres	<b>Prohibited</b> Agriculture Air transport facilities Airstrips Animal boarding or training establishments Biosolids treatment facilities Boat building and repair facilities Boat launching ramps Boat sheds Camping grounds Caravan parks Cemeteries Charter and tourism boating facilities Correctional centres Crematoria Depots Eco-tourist facilities Electricity generating works <i>[Currently permissible in the B2 zone]</i> Environmental facilities Exhibition homes Exhibition villages Extractive industries Farm buildings Forestry Freight transport facilities Heavy industrial storage establishments Helipads Highway service centres Home occupations (sex services) Industrial retail outlets Industrial training facilities Industries Jetties Marinas Mooring pens Moorings Mortuaries Open cut mining Pond-based aquaculture Port facilities; Recreation facilities (major) Recreation facilities (outdoor) <i>[Currently permissible in the B2 zone, has translated to prohibited in E1. Includes golf course, golf driving range, mini-golf centre, tennis court, paint-ball centre, lawn bowling green, outdoor swimming pool, equestrian centre, skate board ramp, go-kart track, rifle range, water-ski centre etc]</i> Residential accommodation Resource recovery facilities Rural industries Sewage treatment plants

B1 Neighbourhood Centre & B2 Local Centre (as per RLEP 2012)		E1 Local Centre
Storage premises Tourist and visitor accommodation Transport depots Truck depots Vehicle body repair workshops Vehicle repair stations Warehouse or distribution centres Waste or resource management facilities Water recreation structures Water recycling facilities Water supply systems Wharf or boating facilities Wholesale supplies	Waste disposal facilities Water recreation structures Water recycling facilities Water supply systems Wharf or boating facilities Wholesale supplies	Sex services premises Storage premises <del>Tourist and visitor accommodation</del> [Prohibited in B1 but permissible in B2, has translated to permissible in E1] Transport depots Truck depots Vehicle body repair workshops Vehicle repair stations Warehouse or distribution centres Waste disposal facilities Waste or resource management facilities Water recreation structures Water recycling facilities Water supply systems Wharf or boating facilities Wholesale supplies

**Table 2: B2 Local Centre translated into MU1 Mixed Use**

B2 Local (as per RLEP 2012)	MU1 Mixed Use
<p><b>Objectives of zone</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>To encourage employment opportunities in accessible locations.</li> <li>To maximise public transport patronage and encourage walking and cycling.</li> <li>To enable residential development that is well-integrated with, and supports the primary business function of, the zone.</li> <li>To facilitate a high standard of urban design and pedestrian amenity that contributes to achieving a sense of place for the local community.</li> <li>To minimise the impact of development and protect the amenity of residents in the zone and in the adjoining and nearby residential zones.</li> <li>To facilitate a safe public domain.</li> </ul>	<p><b>Objectives of zone</b></p> <ul style="list-style-type: none"> <li>To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities .</li> <li>To ensure that new development provides diverse and activate street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.</li> <li>To minimise conflict between land uses within this zone and land uses within adjoining zones.</li> <li>To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.</li> <li>To minimise the impact of development and protect the amenity of residents in the zone and in the adjoining and nearby residential zones.</li> <li>To encourage employment in accessible locations.</li> <li>To maximise public transport patronage and encourage walking and cycling.</li> <li>To enable residential development tat is well-integrated with, and supports the primary business function of, the zone.</li> <li>To facilitate a safe public domain.</li> <li>To support a diverse, safe and inclusive day and night time economy. [New objective proposed for B1 and B2 zoned under Planning Proposal]</li> </ul>
<p><b>Permitted without consent</b> Home occupations; Recreation areas</p>	<p><b>Permitted without consent</b> Building identification signs Business identification signs Home industries Roads</p>

B2 Local (as per RLEP 2012)	MU1 Mixed Use
<p><b>Permitted with consent</b>  Boarding houses  Centre-based child care facilities  Commercial premises  Community facilities  Dwelling houses  Educational establishments  Entertainment facilities  Function centres  Group homes  Hostels  Information and education facilities  Medical centres  Oyster aquaculture  Passenger transport facilities  Recreation facilities (indoor)  Registered clubs  Residential care facilities  Residential flat buildings  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><b>Permitted with consent</b>  Amusement centres  Boarding houses  Building identification signs  Business identification signs  Car parks  Centre-based child care facilities  Commercial premises  Community facilities  Dwelling houses  Educational establishments  Entertainment facilities  Function centres  Group homes  Home industries  Hostels  Information and education facilities  Light industries [Previously prohibited in B2 under Industries. Inclusion permits Artisan food and drink industry, Creative industry, High technology industry and Home industry]  Local distribution premises [Previously prohibited under Warehouse and distribution centre in B2 zone]  Medical centres  Oyster aquaculture  Passenger transport facilities  Places of public worship  Recreation areas  Recreation facilities (indoor)  Registered clubs  Residential care facilities  Residential flat buildings  Respite day care centres  Restricted premises  Roads  Service Stations  Seniors housing [Previously prohibited under Residential accommodation. Inclusion is consistent with the Housing Diversity SEPP]  Shop top housing  Tank-based aquaculture  Tourist and visitor accommodation  Vehicle repair stations [Prohibited in B2, has translated as permissible in MU1]  Any other development not specified in item 2 or 4</p>
<p><b>Prohibited</b>  Agriculture  Air transport facilities  Airstrips  Animal boarding or training establishments  Biosolids treatment facilities  Boat building and repair facilities  Boat launching ramps  Boat sheds  Camping grounds</p>	<p><b>Prohibited</b>  Agriculture  Air transport facilities  Airstrips  Animal boarding or training establishments  Biosolids treatment facilities  Boat building and repair facilities  Boat launching ramps  Boat sheds  Camping grounds</p>

B2 Local (as per RLEP 2012)	MU1 Mixed Use
<p>Caravan parks  Cemeteries  Charter and tourism boating facilities  Correctional centres  Crematoria  Depots  Eco-tourist facilities  Environmental facilities  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  Jetties  Marinas  Mooring pens  Moorings Mortuaries  Open cut mining  Pond-based aquaculture  Port facilities  Recreation facilities (major)  Residential accommodation  Resource recovery facilities  Rural industries  Sewage treatment plants  Sex services premises  Storage premises  Transport depots  Truck depots  Vehicle body repair workshops  Vehicle repair stations  Warehouse or distribution centres  Waste disposal facilities  Water recreation structures  Water recycling facilities  Water supply systems  Wharf or boating facilities  Wholesale supplies</p>	<p>Caravan parks  Cemeteries  Charter and tourism boating facilities  Correctional centres  Crematoria  Depots  Eco-tourist facilities  Environmental facilities  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  Jetties  Marinas  Mooring pens  Moorings  Mortuaries  Open cut mining  Pond-based aquaculture  Port facilities  Recreation facilities (major)  Residential accommodation  Resource recovery facilities  Rural industries  Sewage treatment plants  Sex services premises  Storage premises  Transport depots  Truck depots  Vehicle body repair workshops  <del>Vehicle repair stations</del> [<i>Prohibited in B2, has translated as permissible in MU1</i>]  Warehouse or distribution centres  Waste disposal facilities  Water recreation structures  Water recycling facilities  Water supply systems  Wharf or boating facilities  Wholesale supplies</p>

**Table 3: B2 Local Centre translated into E2 Local Centre**

B2 Local (as per RLEP 2012)	E2 Commercial Centre
<p><b>Objectives of zone</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>To encourage employment opportunities in accessible locations.</li> <li>To maximise public transport patronage and encourage walking and cycling.</li> <li>To enable residential development that is well-integrated with, and supports the primary business function of, the zone.</li> <li>To facilitate a high standard of urban design and pedestrian amenity that contributes to achieving a sense of place for the local community.</li> <li>To minimise the impact of development and protect the amenity of residents in the zone and in the adjoining and nearby residential zones.</li> <li>To facilitate a safe public domain.</li> </ul>	<p><b>Objectives of zone</b></p> <ul style="list-style-type: none"> <li>To strengthen the role of the commercial centre as the focus of business, retail, community and cultural activity.</li> <li>To encourage investment in commercial development that generates employment opportunities and economic growth.</li> <li>To encourage development that has a high level of accessibility and amenity, particularly for pedestrians.</li> <li>To enable residential development that is consistent with the Council's strategic planning for residential development in the area.</li> <li>To ensure that new development provides diverse and activate street frontages to attract pedestrian traffic and contribute to vibrant, diverse and functional streets and public spaces.</li> <li>To minimise the impact of development and protect the amenity of residents in the zone and in the adjoining and nearby residential zones.</li> <li>To facilitate a safe public domain.</li> <li>To support a diverse, safe and inclusive day and night time economy. <i>[New objective proposed for B1 and B2 zoned under Planning Proposal]</i></li> <li>To facilitate a high standard of urban design and pedestrian amenity that contributes to achieving a sense of place for the community.</li> </ul>
<p><b>Permitted without consent</b> Home occupations Recreation areas</p>	<p><b>Permitted without consent</b> Building identification signs Business identification signs Home businesses Home industries Home occupations Recreation areas Roads</p>
<p><b>Permitted with consent</b> Boarding houses Centre-based child care facilities Commercial premises Community facilities Dwelling houses Educational establishments Entertainment facilities Function centres Group homes Hostels Information and education facilities Medical centres Oyster aquaculture Passenger transport facilities Recreation facilities (indoor) Registered clubs Residential care facilities</p>	<p><b>Permitted with consent</b> Amusement centres Artisan food and drink industries Backpackers' accommodation <i>[Could be removed in drafting as covered by Tourist and visitor accommodation which is already permissible in the B2 zone under RLEP]</i> Boarding houses Building identification signs Business identification signs Centre-based child care facilities Commercial premises Community facilities Creative industry <i>[New definition. Not mandated by DPIE but potential for Council to include within the E2 zone]</i> Dwelling houses Educational establishments Entertainment facilities Function centres Group homes</p>



B2 Local (as per RLEP 2012)	E2 Commercial Centre
Residential flat buildings 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	High technology industry <i>[Not mandated by DPIE but potential for Council to include within the E2 zone]</i> Home businesses Home industries Home occupations Hostels Hotel or motel accommodation <i>[Could be removed in drafting as covered by Tourist and visitor accommodation which is already permissible in the B2 zone]</i> Information and education facilities Local distribution premises <i>[Previously prohibited under Warehouse and distribution centre in B2 zone]</i> Medical centres Mortuaries Oyster aquaculture Passenger transport facilities Places of public worship Recreation areas Recreation facilities (indoor) Recreation facilities (outdoor) Registered clubs Residential care facilities Residential flat buildings Respite day care centres Restricted premises Roads Service stations Shop top housing Tank-based aquaculture Tourist and visitor accommodation Vehicle repair stations Veterinary hospitals
<b>Prohibited</b> Agriculture Air transport facilities Airstrips Animal boarding or training establishments Biosolids treatment facilities Boat building and repair facilities Boat launching ramps Boat sheds Camping grounds Caravan parks Cemeteries Charter and tourism boating facilities Correctional centres Crematoria Depots Eco-tourist facilities Environmental facilities Extractive industries Farm buildings Forestry Freight transport facilities	<b>Prohibited</b> Agriculture Air transport facilities Airstrips Animal boarding or training establishments Biosolids treatment facilities Boat building and repair facilities Boat launching ramps Boat sheds Camping grounds Caravan parks Cemeteries Charter and tourism boating facilities Correctional centres Crematoria Depots Eco-tourist facilities Environmental facilities Extractive industries Farm buildings Forestry Freight transport facilities

B2 Local (as per RLEP 2012)	E2 Commercial Centre
<p>Heavy industrial storage establishments  Helipads  Highway service centres  Home occupations (sex services)  Industrial retail outlets  Industrial training facilities  Industries  Jetties  Marinas  Mooring pens  Moorings  Mortuaries  Open cut mining  Pond-based aquaculture  Port facilities  Recreation facilities (major)  Residential accommodation  Resource recovery facilities  Rural industries  Sewage treatment plants  Sex services premises  Storage premises  Transport depots  Truck depots  Vehicle body repair workshops  Vehicle repair stations  Warehouse or distribution centres  Waste disposal facilities  Water recreation structures  Water recycling facilities  Water supply systems  Wharf or boating facilities  Wholesale supplies</p>	<p>Heavy industrial storage establishments  Helipads  Highway service centres  Home occupations (sex services)  Industrial retail outlets  Industrial training facilities  Industries  Jetties  Marinas  Mooring pens  Moorings  Mortuaries <i>[Prohibited in B2 under RLEP, has translated as permissible in E2]</i>  Open cut mining  Pond-based aquaculture  Port facilities  Recreation facilities (major)  Residential accommodation  Resource recovery facilities  Rural industries  Sewage treatment plants  Sex services premises  Storage premises  Transport depots  Truck depots  Vehicle body repair workshops  Vehicle repair stations <i>[Prohibited in B2 under RLEP, has translated as permissible in E2]</i>  Warehouse or distribution centres  Waste disposal facilities  Water recreation structures  Water recycling facilities  Water supply systems  Wharf or boating facilities  Wholesale supplies</p>

**Table 4: IN2 Light Industrial translated into E4 General Industrial**

IN2 Light Industrial (as per RLEP 2012)	E4 General Industrial
<p><b>Objectives of zone</b></p> <ul style="list-style-type: none"> <li>To provide a wide range of light industrial, warehouse and related land uses.</li> <li>To encourage employment opportunities and to support the viability of centres.</li> <li>To minimise any adverse effect of industry on other land uses.</li> <li>To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.</li> <li>To support and protect industrial land for industrial uses.</li> </ul>	<p><b>Objectives of zone</b></p> <ul style="list-style-type: none"> <li>To provide a range of industrial, warehousing, logistics and related land uses.</li> <li>To ensure the efficient and viable use of land for industrial uses.</li> <li>To minimise any adverse effect of industry on other land uses.</li> <li>To encourage employment opportunities.</li> <li>To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.</li> <li>To support and protect industrial land for industrial uses.</li> </ul>

IN2 Light Industrial (as per RLEP 2012)	E4 General Industrial
<p><b>Permitted without consent</b> Home occupations Recreation areas</p>	<p><b>Permitted without consent</b> Building identification signs Business identification signs Home occupations Recreation areas Roads</p>
<p><b>Permitted with consent</b> Depots Garden centres Hardware and building supplies Horticulture Industrial training facilities Light industries Neighbourhood shops Oyster aquaculture Places of public worship Roads Tank-based aquaculture Warehouse or distribution centres Any other development not specified in item 2 or 4</p>	<p><b>Permitted with consent</b> Building identification signs Business identification signs Depots Freight transport facilities [Facility for the bulk handling of goods, loading and unloading of goods as well as the parking, servicing, repair of the transport vehicles themselves] Garden centres General industries [A building or place used to carry out an industrial activity. Excludes heavy industry (hazardous or offensive uses). An example of General industry is manufacturing]. Goods repair and reuse premises [New definition] Hardware and building supplies Horticulture Industrial retail outlets Industrial training facilities Light industries Local distribution premises Neighbourhood shops Oyster aquaculture Places of public worship Roads Take away food and drink premises [Previously prohibited under Food and drink premises. RLEP 2012 only allowed for Neighbourhood shops to service the businesses and workers. Restaurants and cafes are still prohibited] Tank-based aquaculture Warehouse or distribution centres Any other development not specified in item 2 or 4</p>
<p><b>Prohibited</b> Agriculture Air transport facilities Airstrips Amusement centres Boat launching ramps Boat sheds Business premises Camping grounds Caravan parks Cemeteries Charter and tourism boating facilities Centre-based child care facilities Community facilities Correctional centres Crematoria Eco-tourist facilities Educational establishments</p>	<p><b>Prohibited</b> Agriculture Air transport facilities Airstrips Amusement centres Boat launching ramps Boat sheds Business premises Camping grounds Caravan parks Cemeteries Centre-based child care facilities Charter and tourism boating facilities Community facilities Correctional centres Crematoria Eco-tourist facilities Educational establishments</p>

IN2 Light Industrial (as per RLEP 2012)	E4 General Industrial
<p>Electricity generating works  Entertainment facilities  Environmental facilities  Exhibition homes  Exhibition villages  Extractive industries  Farm buildings  Food and drink premises  Forestry  Freight transport facilities  Function centres  General industries  Health services facilities  Heavy industrial storage establishments  Heavy industries  Helipads  Highway service centres  Information and education facilities  Jetties  Marinas  Markets  Mooring pens  Moorings  Mortuaries  Office premises  Open cut mining  Pond-based aquaculture Port facilities  Public administration buildings  Recreation facilities (indoor)  Recreation facilities (major)  Recreation facilities (outdoor)  Registered clubs  Residential accommodation  Respite day care centres  Restricted premises  Roadside stalls  Rural industries  Shops  Specialised retail premises  Tourist and visitor accommodation  Transport depots  Vehicle sales or hire premises  Water recreation structures  Wharf or boating facilities</p>	<p>Electricity generating works  Entertainment facilities  Environmental facilities  Exhibition homes  Exhibition villages  Extractive industries  Farm buildings  Food and drink premises  Forestry  Function centres  Health services facilities  Heavy industrial storage establishments  Heavy industries  Helipads  Highway service centres  Information and education facilities  Jetties  Marinas  Markets  Mooring pens  Moorings  Mortuaries  Office premises  Open cut mining    Port facilities  Public administration buildings  Recreation facilities (indoor)  Recreation facilities (major)  Recreation facilities (outdoor)  Registered clubs  Residential accommodation  Respite day care centres  Restricted premises  Roadside stalls  Rural industries  Shops  Specialised retail premises  Tourist and visitor accommodation  Transport depots  Vehicle sales or hire premises  Water recreation structures  Wharf or boating facilities</p>