

# Translation of the employment zones land use tables

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*Liverpool LEP 2008 land use tables (Version 2.2)*

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## Liverpool Local Environmental Plan 2008

### Zone E1 Local Centre

#### 1 Objectives of zone

- To provide a range of retail, business and community uses that serve the needs of people who live, work or visit the area.
- To encourage investment in local commercial development that generates employment opportunities and economic growth.
- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- ~~To allow for residential and other accommodation while maintaining active retail, business or other non-residential uses at street level.~~
- To facilitate a high standard of urban design and a unique character that contributes to achieving a sense of place for the local community.
- ~~To provide the opportunity for small scale supermarkets that will provide goods for the day-to-day needs of people who live and work in the surrounding neighbourhood.~~
- To maximise public transport patronage and encourage walking and cycling.

#### 2 Permitted without consent

Home-based child care; Home occupations

#### 3 Permitted with consent

Amusement centres; Boarding houses; [Building identification signs](#); [Business identification signs](#); [Car parks](#); Centre-based child care facilities; Commercial premises; Community facilities; [Educational establishments](#); Entertainment facilities; [Environmental facilities](#); [Environmental protection works](#); [Flood mitigation works](#); Function centres; [Helipads](#); [Home businesses](#); [Home industries](#); [Hostels](#); Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Oyster aquaculture; Places of public worship; Public administration buildings; [Recreation areas](#); Recreation facilities (indoor); [Registered clubs](#); Respite day care centres; [Roads](#); Service stations; Shop top housing; Tank-based aquaculture; [Tourist and visitor accommodation](#); Veterinary hospitals

#### 4 Prohibited

Any other development not specified in item 2 or 3

## Zone E2 Commercial Centre

### 1 Objectives of zone

- To strengthen the role of the commercial centre as the centre of business, retail, community and cultural activity.
- To encourage investment in commercial development that generates employment opportunities and economic growth.
- To encourage development that has a high level of accessibility and amenity, particularly for pedestrians.
- To enable residential development that is consistent with the Council's strategic planning for residential development in the area.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To strengthen the role of Liverpool city centre as the regional business, retail and cultural centre of south western Sydney.
- To ensure that, for key land in the Liverpool city centre, opportunities for retail, business and office uses exist in the longer term.
- To facilitate a high standard of urban design and exceptional public amenity.
- To maximise public transport patronage and encourage walking and cycling.

### 2 Permitted without consent

Nil

### 3 Permitted with consent

Amusement centres; Artisan food and drink industries; Backpackers' accommodation; [Building identification signs](#); [Business identification signs](#); Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; [Environmental facilities](#); [Environmental protection works](#); [Flood mitigation works](#); Function centres; [Helipads](#); [Heliports](#); [Home businesses](#); [Home industries](#); [Home occupations](#); Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Mortuaries; Oyster aquaculture; Passenger transport facilities; Places of public worship; [Public administration buildings](#); Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restricted premises; [Roads](#); [Signage](#); Tank-based aquaculture; Vehicle repair stations; Veterinary hospitals; [Water recreation structures](#)

### 4 Prohibited

[Any other development not specified in item 2 or 3](#)

## Zone E3 Productivity Support

### 1 Objectives of zone

- To provide a range of facilities and services, light industries, warehouses and offices.
- To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
- To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
- To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
- To provide opportunities for new and emerging light industries.
- To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.
- ~~To maintain the economic strength of centres by limiting the retailing of food and clothing.~~
- To provide for a larger regionally significant business development centre in a location that is highly accessible to the region.
- ~~To ensure a reasonable concentration of business activity.~~
- To provide primarily for businesses along key corridors entering Liverpool city centre, regionally significant business development centres, major local centres or retail centres.
- ~~To ensure residential development is limited to land where it does not undermine the viability or operation of businesses.~~

### 2 Permitted without consent

Home-based child care; Home occupations

### 3 Permitted with consent

Animal boarding or training establishments; Boat building and repair facilities; [Building identification signs](#); [Business identification signs](#); Business premises; [Car parks](#); Centre-based child care facilities; Community facilities; Depots; [Educational establishments](#); [Environmental facilities](#); [Environmental protection works](#); [Flood mitigation works](#); Function centres; Garden centres; Hardware and building supplies; [Helipads](#); [Homes businesses](#); [Home industries](#); Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; [Public administration buildings](#); Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Roads; Rural supplies; Service stations; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; [Transport depots](#); Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies

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## 4 Prohibited

Any other development not specified in item 2 or 3

## Zone E4 General Industrial

### 1 Objectives of zone

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.
- ~~To encourage research and development industries by prohibiting land uses that are typically unsightly or unpleasant.~~
- ~~To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.~~
- To allow other land uses that are compatible with industry and that can buffer heavy industrial zones while not detracting from centres of activity.

### 2 Permitted without consent

Nil

### 3 Permitted with consent

Animal boarding or training establishments; Boat building and repair facilities; Boat sheds; Building identification signs; Business identification signs; Car parks; Community facilities; Crematoria; Depots; Emergency services facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; ~~Helipads; Heliports;~~ Industrial retail outlets; Industrial training facilities; ~~Kiosks;~~ Light industries; Local distribution premises; ~~Mortuaries;~~ Neighbourhood shops; Oyster aquaculture; ~~Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Restaurants or cafes; Roads; Service stations; Sex services premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres~~

### 4 Prohibited

Any other development not specified in item 2 or 3

## Zone E5 Heavy Industrial

### 1 Objectives of zone

- 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 preserve opportunities for a wide range of industries and similar land uses by prohibiting land uses that detract from or undermine such opportunities.

### 2 Permitted without consent

Nil

### 3 Permitted with consent

Boat building and repair facilities; Building identification signs; Business identification signs; Crematoria; Data centres; Depots; Environmental facilities; Environmental protection works; Flood mitigation works; Freight transport facilities; General industries; Hazardous storage establishments; Heavy industrial storage establishments; Heavy industries; Horticulture; Industrial training facilities; Kiosks; Liquid fuel depots; Mortuaries; Offensive storage establishments; Oyster aquaculture; Recreation areas; Resource recovery facilities; Roads; Rural industries; Tank-based aquaculture; Warehouse or distribution centres

### 4 Prohibited

Any other development not specified in item 2 or 3



## Zone MU1 Mixed Use

### 1 Objectives of zone

- To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To allow for residential and other accommodation in the Liverpool city centre, while maintaining active retail, business or other non-residential uses at street level.
- ~~To facilitate a high standard of urban design, convenient urban living and exceptional public amenity.~~

### 2 Permitted without consent

Home-based child care; Home occupations

### 3 Permitted with consent

Amusement centres; Boarding houses; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; [Environmental facilities](#); [Environmental protection works](#); [Flood mitigation works](#); Function centres; [Helipads](#); [Home businesses](#); Home industries; [Hostels](#); Information and education facilities; Light industries; Local distribution premises; Medical centres; [Multi dwelling housing](#); Oyster aquaculture; Passenger transport facilities; Places of public worship; [Public administration buildings](#); Recreation areas; Recreation facilities (indoor); [Recreation facilities \(outdoor\)](#); Registered clubs; [Residential flat buildings](#); Respite day care centres; Restricted premises; Roads; Seniors housing; [Service stations](#); Shop top housing; [Signage](#); Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; [Veterinary hospitals](#); [Water recreation structures](#)

### 4 Prohibited

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## Local Provisions and Schedule 1 – Additional permitted uses

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

Existing zone names will be updated to new zone names.

LEP	Clause/Schedule	Provision	Direction
Liverpool LEP 2008	<b>Part 7 Local provisions</b>		
	Cl.7.23 Specialised retail premises/retail premises in B6	<ul style="list-style-type: none"> <li>Specialised retail premises limited to &lt;2,500m<sup>2</sup></li> <li>Retail premises limited to &lt;1,600m<sup>2</sup></li> </ul>	Update zone names and apply to key sites map that covers old B6 zoned land
	Cl.7.25 Food and drink premises in B1	<ul style="list-style-type: none"> <li>Food and drink premises limited to &lt;300m<sup>2</sup></li> <li>Shops limited to &lt;1,500m<sup>2</sup></li> </ul>	Update zone names and apply to key sites map that covers old B1 zoned land
	Cl.7.26 Restaurants, take-away, food and drink, centre-based child care, hotels/motels in IN1 & IN2:	<ul style="list-style-type: none"> <li>Restaurants, take-away limited to &lt;200m<sup>2</sup> in IN1 &amp; IN2</li> <li>Centre-based child care/hotels in IN1 &amp; IN2:</li> <li>Must be at least 150m from IN3</li> </ul>	Update zone names. Delete sub-clause (2) as 'centre-based child care' and 'hotel or motel accommodation' will not be permissible in E4.
	Cl.7.29 Max floor area for business in certain B2 land at Middleton Grange	No more than 25% of the gross floor area of all buildings on the site may be used for business premises	Provision to be deleted. Planning Proposal being finalised (Amendment 63)
	Cl.7.30 Max floor area for certain retail in B1 at Hoxton Park	No more than 35% of the gross floor area of all buildings on the site may be used for retail premises.	Update zone name. Remove incorrect reference to Area 5 on FSR map.
	Cl.7.41 Certain developments in IN2 and industrial zones	Depots, transport depots and warehouses in IN2 must be <2,000m <sup>2</sup> . Vehicle sales in industrial zones – hard stand area limited to <500m <sup>2</sup> .	Update zone name. Apply subclauses 1-3 to old IN2 land through key sites map. Apply new objectives/controls to existing IN2 land requiring further consideration to adjoining sensitive uses (such as in Chipping Norton, Moorebank, and Prestons)
	<b>Schedule 1 Additional Permitted Uses</b>		
	Sch.1, Cl.10 Use of certain land in city centres in Zones R4 and B4	Certain B4 zoned land – light industry and offices permitted but only if medical research and development	Amend provision to delete (1a) as light industries and office premises will be permitted in MU1.
	Sch.1, Cl.15 Use of certain IN1 land at Warwick Farm	Service stations, vehicle sales permitted on certain IN1 land at Warwick Farm.	Amend provision to delete reference to 'service stations' as this use will be permitted in E4.
Sch.1, Cl.20 Use of certain B5 land at Casula	Retail premises, business premises, service station and vehicle repair station permitted on B5 land if total GFA not greater than 14,000m <sup>2</sup> .	Amend provision to correct lot description and zone name.	

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LEP	Clause/Schedule	Provision	Direction
	Sch.1, Cl.23 Use of certain land at Len Waters Estate in Zone B6	Centre-based child care permitted on B6 land	Delete provision as centre-based child care will be permitted in E3.
	Sch.1, Cl.27 Land at Prestons zoned IN3	Vehicle sales permitted subject to meeting GFA and other requirements.	Can be deleted as now addressed under cl.7.41 of LEP.