

Translation of the employment zones land use tables

Temora LEP 2010 land use tables (Version 2.0)

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Temora Local Environmental Plan 2010

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 promote the enhancement and conservation of heritage items.

2 Permitted without consent

Roads

3 Permitted with consent

Amusement centres; [Attached dwellings](#); Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Commercial premises; Community facilities; [Educational establishments](#); Entertainment facilities; Function centres; [Group homes](#); Home businesses; Home industries; Home occupations; [Hostels](#); Hotel or motel accommodation; Information and education facilities; [Light industries](#); Local distribution premises; Medical centres; [Multi dwelling housing](#); [Oyster aquaculture](#); Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); [Residential flat buildings](#); Respite day care centres; [Semi-detached dwellings](#); [Seniors housing](#); Service stations; Shop top housing; Tank-based aquaculture; Veterinary hospitals; [Any other development not specified in item 2 or 4](#)

4 Prohibited

[Agriculture](#); [Air transport facilities](#); [Airstrips](#); [Animal boarding or training establishments](#); [Biosolids treatment facilities](#); [Boat launching ramps](#); [Cemeteries](#); [Charter and tourism boating facilities](#); [Correctional centres](#); [Crematoria](#); [Eco-tourist facilities](#); [Electricity generating works](#); [Exhibition homes](#); [Exhibition villages](#); [Extractive industries](#); [Farm buildings](#); [Farm stay accommodation](#); [Forestry](#); [Freight transport facilities](#); [Heavy industrial storage establishments](#); [Helipads](#); [Highway service centres](#); [Home occupations \(sex services\)](#); [Hospitals](#); [Industrial training facilities](#); [Industries](#); [Marinas](#); [Mooring pens](#); [Moorings](#); [Open cut mining](#); [Port facilities](#); [Recreation facilities \(major\)](#); [Research stations](#); [Residential accommodation](#); [Rural industries](#); [Rural workers' dwellings](#); [Sewage treatment plants](#); [Sex services premises](#); [Storage premises](#); [Transport depots](#); [Truck depots](#); [Warehouse or distribution centres](#); [Waste or resource management facilities](#); [Water recreation structures](#); [Water recycling facilities](#); [Water treatment facilities](#); [Wharf or boating facilities](#); [Wholesale supplies](#)

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 protect local groundwater aquifers from contaminating activities.

2 Permitted without consent

Home occupations; Roads

3 Permitted with consent

[Agricultural produce industries](#); Animal boarding or training establishments; Boat building and repair facilities; Building identification signs; Business identification signs; Business premises; [Cellar door premises](#); Centre-based child care facilities; Community facilities; Depots; [Dual occupancies](#); [Extensive agriculture](#); [Food and drink premises](#); Function centres; Garden centres; Hardware and building supplies; Home industries; [Horticulture](#); Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Landscaping material supplies; Light industries; [Liquid fuel depots](#); 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; [Roadside stalls](#); Rural supplies; Service stations; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; [Viticulture](#); Warehouse or distribution centres; Wholesale supplies; [Any other development not specified in item 2 or 4.](#)

4 Prohibited

[Agriculture](#); [Air transport facilities](#); [Airstrips](#); [Amusement centres](#); [Biosolids treatment facilities](#); [Boat launching ramps](#); [Boat sheds](#); [Cemeteries](#); [Charter and tourism boating facilities](#); [Commercial premises](#); [Correctional centres](#); [Crematoria](#); [Early education and care facilities](#); [Eco-tourist facilities](#); [Entertainment facilities](#); [Environmental facilities](#); [Exhibition homes](#); [Extractive industries](#); [Forestry](#); [Heavy industrial storage establishments](#); [Helipads](#); [Home occupations \(sex services\)](#); [Home-based child care](#); [Industries](#); [Jetties](#); [Marinas](#); [Mooring pens](#); [Moorings](#); [Open cut mining](#); [Port facilities](#); [Registered clubs](#); [Residential accommodation](#); [Restricted premises](#); [Rural industries](#);

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Sex services premises; Waste disposal facilities; Water recreation structures; Water treatment facilities; Wharf or boating facilities

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 a range of uses that provide specialist goods and services to the region's farmers and agricultural enterprises.
- To protect local groundwater aquifers from contaminating activities.
- ~~To allow food and drink premises that provide a direct service to the workers in the industrial area.~~

2 Permitted without consent

Roads

3 Permitted with consent

[Agricultural produce industries](#); Building identification signs; Business identification signs; Depots; Freight transport facilities; [Funeral homes](#); 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; Neighbourhood shops; [Office premises](#); Oyster aquaculture; [Plant nurseries](#); [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](#)

4 Prohibited

[Agriculture](#); [Airports](#); [Amusement centres](#); [Camping grounds](#); [Caravan parks](#); [Cemeteries](#); [Centre-based child care facilities](#); [Commercial premises](#); [Community facilities](#); [Correctional centres](#); [Early education and care facilities](#); [Eco-tourist facilities](#); [Educational establishments](#); [Entertainment facilities](#); [Environmental facilities](#); [Extractive industries](#); [Farm buildings](#); [Forestry](#); [Function centres](#); [Group homes](#); [Health services facilities](#); [Home businesses](#); [Home occupations](#); [Home-based child care](#); [Information and education facilities](#); [Marinas](#); [Open cut mining](#); [Port facilities](#); [Recreation facilities \(major\)](#); [Registered clubs](#); [Residential accommodation](#); [Respite day care centres](#); [Rural industries](#); [Tourist and visitor accommodation](#); [Water recreation structures](#); [Wharf or boating facilities](#)

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 promote and encourage investment in the rehabilitation, renewal and redevelopment of property within the zone.

2 Permitted without consent

Home occupations; Roads

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; Function centres; Home industries; Information and education facilities; Light industries; Local distribution premises; Medical centres; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Seniors housing; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; [Any other development not specified in item 2 or 4](#)

4 Prohibited

[Agriculture](#); [Air transport facilities](#); [Airstrips](#); [Animal boarding or training establishments](#); [Boat building and repair facilities](#); [Boat launching ramps](#); [Cemeteries](#); [Charter and tourism boating facilities](#); [Correctional centres](#); [Crematoria](#); [Depots](#); [Eco-tourist facilities](#); [Electricity generating works](#); [Exhibition homes](#); [Exhibition villages](#); [Extractive industries](#); [Farm buildings](#); [Forestry](#); [Freight transport facilities](#); [Heavy industrial storage establishments](#); [Helipads](#); [Highway service centres](#); [Home occupations \(sex services\)](#); [Hospitals](#); [Industrial retail outlets](#); [Industrial training facilities](#); [Industries](#); [Marinas](#); [Mooring pens](#); [Moorings](#); [Open cut mining](#); [Port facilities](#); [Recreation facilities \(major\)](#); [Research stations](#); [Rural industries](#); [Rural workers' dwellings](#); [Sewerage systems](#); [Sex services premises](#); [Storage premises](#); [Truck depots](#); [Warehouse or distribution centres](#); [Waste or resource management facilities](#); [Water recycling facilities](#); [Water treatment facilities](#); [Wharf or boating facilities](#); [Wholesale supplies](#)

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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
Temora LEP 2010	Schedule 1		
	Schedule 1, cl.1, certain land at Narraburra St Temora	Allows dwelling house subject to criteria (land zoned IN1)	Retain provision.