

Clause	Name	Drafting Instruction
Part		
1.9	Land use zone	Amend this clause so that <i>State Environmental Planning Policy (Affordable Rental Housing) 2009</i> does not apply to land in the southern employment lands, as identified on the Locality and Site Identification Map.
Part 2		
2.1	Land use zone	Amend this clause by removing reference to the IN2 Light Industrial zone.
	Land use table	<ul style="list-style-type: none"> • Amend Zone B6 Enterprise Corridor to read: <ol style="list-style-type: none"> 1. Objectives of the zone <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 ensure uses support the viability of the adjoining industrial zone for industrial uses. 2. Permitted without consent Nil 3. Permitted with consent Agricultural produce industries; Business premises; Community facilities; Food and drink premises; Garden centres; General industries; Hardware and building supplies; Horticulture; Hotel or motel accommodation; Kiosks; Landscaping material supplies; Light industries; Markets; Passenger transport facilities; Plant nurseries; Roads; Shops; Warehouse or distribution centres; Any other development not specified in item 2 or 4 4. Prohibited Agriculture; Air transport facilities; Amusement centres; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Heavy industrial storage establishments; Helipads; Industries; Recreation facilities (major); Residential accommodation; Retail premises; Rural industries; Tourist and visitor accommodation • Amend Zone B7 Business Park to read:

		<p>1. Objectives of the zone</p> <ul style="list-style-type: none"> • To provide a range of office and light industrial uses. • To encourage employment opportunities. • To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area. • To ensure uses support the viability of nearby centres. <p>2. Permitted without consent Nil</p> <p>3. Permitted with consent Agricultural Produce Industries; Child care centres; Food and drink premises; Horticulture; Hotel or motel accommodation; Kiosks; Light industries; Markets; Neighbourhood shops; Office premises; Passenger transport facilities; Plant nurseries; Respite day care centres; Roads; Shops; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>4. Prohibited Agriculture; Air transport facilities; Amusement centres; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Depots; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Heavy industrial storage establishments; Helipads; Industries; Recreation Facilities (major); Residential accommodation; Retail premises; Rural industries; Tourist and visitor accommodation; Truck depots</p> <ul style="list-style-type: none"> • Amend Zone IN1 General Industrial to read: <ol style="list-style-type: none"> 1. Objectives of the zone <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.
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<p>Part 6 New Division and Clause (Division 5, Clause 6.22)</p>	<p>Required roads in the B6 – Enterprise Corridor zone</p>	<p>The objective of this clause is to facilitate the expansion of the public road network in the B6-Enterprise Corridor.</p> <p>(1) This clause applies to development on land in the B6 – Enterprise Corridor where the consent authority determines there is a need for a public road and that involves:</p> <p>(a) the erection of a new building, or</p>

		<p>(b) alterations to an existing building that result in the creation of 20% or more additional floor space area.</p> <p>(2) Despite any other clause, if the consent authority determines there is a need for a public road and the development involves the dedication of land for that purpose, the consent authority may grant development consent for the development with:</p> <p>(a) a building height that exceeds the maximum height shown for the land on the Height of Buildings Map by up to 10%, or</p> <p>(b) an amount of floor space that exceeds the amount permitted as a result of the floor space ratio shown for the land on the Floor Space Ratio Map by up to 10%.</p>
Part 7		
7.13	Contribution for the purpose of affordable housing	<p>The purpose of this amendment is to allow the consent authority to require development in the southern employment land¹ to make a contribution for the purposes of providing affordable rental housing.</p> <p>Amend 7.13 (1) so that on development in the southern employment lands, as identified on the Locality and Site Identification Map, the consent authority may impose a condition requiring a contribution of 3% of development intended for residential development, and 1% of development intended for non-residential uses.</p> <p>Amend 7.13 (4) so that the rate at which monetary contribution for development on land in the employment lands, is to be calculated in accordance with the City of Sydney <i>Southern Employment Lands Affordable Housing Program</i> adopted by the Council on XX XX XX [a date to be determined].¹</p> <p>Amend 7.13 (6) so that development on the land located in the IN1 General Industrial zone is identified as excluded development.</p> <p>¹ The City of Sydney Council has resolved to prepare and publicly exhibit a draft <i>Southern Employment Lands Affordable Housing Program</i>. It is noted the inclusion of this clause in the LEP will rely on the adoption of a Program by Council.</p>
7.20	Development requiring preparation of a development control plan	Amend 7.20 so that a development control plan, or a Stage 1 development application, is not required in Zone B6 Enterprise Corridor unless the site area is greater than 5,000 square metres and the development is primarily for a commercial use.
New clause (7.25)	Affordable housing in the B7 – Business Park	Notwithstanding the land use table, permit development for the purpose of affordable housing in Zone B7 Business Park subject to the consent authority being satisfied that:

New clause (7.26)		<p>(a) it is provided in accordance with the City of Sydney <i>Southern Employment Lands Affordable Housing Program</i> as adopted by the Council on XX XX XX [a date to be determined]².</p> <p>(b) the development is compatible with the existing uses and approved uses of land in the vicinity of the development having regard to:</p> <ul style="list-style-type: none"> (i) the impact that the development (including its bulk and scale) is likely to have on the existing uses and approved uses; and (ii) the services and infrastructure that are or will be available to meet the demands arising from the development; <p>(c) no part of the ground floor of the building will be used for residential purposes; and</p> <p>(d) the development is not likely to have an adverse effect on the environment and does not cause any unacceptable environmental risks to the land.</p> <p>² The City of Sydney Council has resolved to prepare and publically exhibit a draft <i>Southern Employment Lands Affordable Housing Program</i>. It is noted the inclusion of this clause in the LEP will rely on the adoption of a Program by Council.</p> <p>The objective of this clause is to ensure that as the use of land intensifies in the southern employment lands, development actively promotes sustainable transport modes and minimises traffic congestion.</p> <p>(1) This clause applies to development involving:</p> <ul style="list-style-type: none"> (a) the erection of a new building, or (b) alterations to an existing building that result in the creation of 20% or more additional floor space area, or (c) a change of use that results in either: <ul style="list-style-type: none"> (i) a 20% or more increase in the number of parking spaces on the site; or (ii) an increase of 100 parking spaces or more on the site, whichever is greater. <p>(2) Development consent must not be granted to development to which this clause applies unless, in the opinion of the consent authority, the proposed development achieves the objectives of this clause.</p> <p>(3) In considering whether development to which this clause applies achieves the objectives of this clause, the consent authority must have regard to how the proposed development addresses the following matters:</p> <ul style="list-style-type: none"> (a) the extent to which the development is currently serviced by sustainable transport modes; (b) the likely transport impacts generated by the development and the capacity of the transport network to
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		<p>accommodate these;</p> <p>(c) the extent to which the development will contribute to achieving any mode share targets identified for the locality; and</p> <p>(d) the extent to which the development will promote sustainable transport modes and reduce private vehicle usage.</p> <p>In this clause sustainable transport modes include, but are not limited to walking, cycling, public transport and bus shuttle services.</p> <p>In this clause transport network includes all transport infrastructure that contributes to the accessibility of land, including roads, public transport and pedestrian and bike paths.</p>
<p>Schedules</p> <p>Schedule 1</p>	<p>Additional permitted uses</p>	<p>Add clause 4:</p> <p>4 Use of certain land at Botany Road, Alexandria</p> <p>(1) This clause applies to land at Botany Road, Alexandria (between Gardeners Road and Morley Avenue), as shown edged heavy red and marked “(iv)” on the Locality and Site Identification Map.</p> <p>(2) Development for the purposes of Shop top housing and Seniors housing is permitted with consent.</p> <p>Add clause 5:</p> <p>5 Use of certain land at South Dowling Street, Moore Park</p> <p>(1) This clause applies to land at 2A South Dowling Street, Moore Park Botany Road, being Lot 100 and Lot 101, DP 808835, as shown edged heavy red and marked “(v)” on the Locality and Site Identification Map.</p> <p>(2) Development for the purposes of shops is permitted with consent. The sum of the gross floor area of all shops on the land is not to exceed a total of 1000 square metres.</p>