

Land Use Table comparison

	7(d) zone Wollongong LEP 1990 (no longer applies)	E3 Environmental Management zone Wollongong LEP 2009	E2 Environmental Conservation zone Wollongong LEP 2009
Objectives	<ul style="list-style-type: none"> to identify and protect the conservation value of the relatively pristine tributaries of the Hacking River Catchment and thereby safeguard the natural qualities of the area to complement the Royal National Park, and to allow some diversity of activities on degraded land that will not prejudice achievement of the objective referred to in paragraph (a) or detrimentally affect the environmental quality or character of the locality or the amenity of any existing or proposed development in the locality. 	<ul style="list-style-type: none"> To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values. To provide for a limited range of development that does not have an adverse effect on those values. 	<ul style="list-style-type: none"> To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values. To prevent development that could destroy, damage or otherwise have an adverse effect on those values. To retain and enhance the visual and scenic qualities of the Illawarra Escarpment. To maintain the quality of the water supply for Sydney and the Illawarra by protecting land forming part of the Sydney drinking water catchment (within the meaning of <i>State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011</i>) to enable the management and appropriate use of the land by the Sydney Catchment Authority.

	7(d) zone Wollongong LEP 1990 (no longer applies)	E3 Environmental Management zone Wollongong LEP 2009	E2 Environmental Conservation zone Wollongong LEP 2009
Uses permissible without consent	Exempt development (Listed in the Exempt DCP).	Home occupations Exempt development permitted by clause 3.1 of the LEP, and by SEPP Exempt & Complying Development (2008)	Exempt development permitted by clause 3.1 of the LEP, and by SEPP Exempt & Complying Development (2008)
Uses permissible with consent	Advertisements; Dwelling houses (subject to lot size requirements – see below); Home employment; Leisure areas; Utility installations.	Animal boarding and training establishments; Bed and breakfast accommodation; Building identification signs; Business identification signs; Community facilities; Dwelling houses (subject to lot size requirements – see below); Environment facilities; Environment protection works; Extensive agriculture; Farm buildings; Farm stay accommodation; Forestry; Home-based child care; Recreation areas; Roads; Secondary dwellings.	Environmental facilities; Environment protection works; Extensive agriculture; Recreation areas.
Uses permissible with consent subject to advertising and clause 11 assessment	Agriculture; Buildings used in conjunction with agriculture; Child care centres; Education establishments; Mines; Recreation areas; Restaurants.	Nil – N/A	Nil – N/A

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Prohibited uses	All other uses.	Industries; Multi dwelling housing; Residential flat buildings; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3 (as permissible)	Business premises; Hotel or motel accommodation; Industries; Multi dwelling housing; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3 (as permissible)
Subdivision standard	Subdivision generally not permitted, except if there are existing dwelling houses.	Refer to Minimum Lot Size map (generally 40 hectares).	Refer to Minimum Lot Size map (generally 40 hectares).
Minimum lot size required for a dwelling house	<ul style="list-style-type: none"> • 10ha if lot created prior to 1971; • 20ha if lot created between 1971 and 1984; • 40ha if lot created after 1984. 	<ul style="list-style-type: none"> • 10ha if lot created prior to 1971; • 20ha if lot created between 1971 and 1984; • 40ha if lot created after 1984. 	Dwelling houses not permitted.
Replacement dwellings on undersized lots	Yes – clause 14(2A).	Yes – clause 4.2A.	No – except under existing use rights.

In addition to uses listed in the Wollongong LEP 2009, other development may be permissible under State Environmental Planning Policies, for example:

- SEPP Mining, Petroleum Production and Extractive Industries (2007) permits mining throughout the State, including on E2 and E3 land.
- SEPP Infrastructure (2007) details additional permissible infrastructure uses by State Government agencies and Council – eg education establishments, hospitals, roads, parks.

- **SEPP Exempt & Complying Development (2008)** – details minor activities that do not require consent and complying development that may be assessed by Council or a private certifier.
- **SEPP Affordable Rental Housing (2009)** – permits secondary dwellings, group homes and social housing in residential zones.