

LAND USE MATRIX for draft LEPs

What the matrix is for

A 'matrix' of defined land use terms and standard zones is available to assist councils preparing LEPs. Councils are strongly encouraged to complete the matrix of intended permitted and prohibited land uses to assist in discussions with the Department about the draft plan.

How to fill in the matrix

- 1 Open the **Matrix** page.
- 2 Put in **[Name of LGA]** and **[Year]** in the upper left hand corner (ie. 'name of Plan' as per clause 1.1 of the Standard Instrument) .
- 3 Select **Y/N** (ie. yes or no) from the dropdown menu underneath the name of each zone to indicate if a particular zone is used.

Note. Zone B8 Metropolitan Centre is not included in the matrix given this zone may only be used in two nominated LGAs. Zone E1 National Parks and Nature Reserves is not included given there is no need to add any additional uses to the zone. Zones SP1 Special Activities and SP2 Infrastructure are not included given the primary uses in these zones should be annotated on the Land Zoning Map.

4 Complete the entire columns for the zones in use. Fill in each cell with **o**, **c** or **x**:

- o

permitted without consent.
- c

permitted with consent.
- x

prohibited.

There is no need to amend the cells which are pre-filled with the following symbols:

- o

permitted without consent [mandated under the SI].
- c

permitted with consent [mandated under the SI].
- x

prohibited [mandated under the SI].
- A

permitted under the SEPP (Affordable Rental Housing) 2009.
- I

permitted under the SEPP (Infrastructure) 2007 [applicable to both public & private infrastructure].

Some cells are pre-filled with the following symbols which indicate that:

- *

the use must be included as permitted with or without consent - please select **o** or **c**.
- #

the use may (but need not) be permitted with consent - please select **c** or **x**.

Some cells are pre-filled in **purple** which indicates that public infrastructure is permitted under a SEPP. These cells are still to be filled in with **o**, **c** or **x** for the private infrastructure component:

- public infrastructure permitted under a SEPP.

Note. The SEPP (Infrastructure) 2007 principally focuses on providing for the delivery of infrastructure or services by local and State government authorities. Most private infrastructure remains regulated under local planning rules (e.g. LEPs). Please refer to LEP Practice Note PN 10-001 Zoning for Infrastructure in LEPs for further details.

- 5 Leave the columns empty (i.e. keep the cross-hatching as default) for the zones not in use.
- 6 The matrix is designed to be viewed on-screen. It can also be printed if a hard copy is needed. The following print settings are provided to assist:

Recommended print settings:		
	A3	A4
Orientation:	Portrait	Landscape
Scaling:	1 page wide by 3 pages tall	1 page wide by 8 pages tall

Important note

This information does not constitute legal advice. Users are advised to seek professional advice and refer to the relevant legislation, as necessary.

Disclaimer: While every reasonable effort has been made to ensure that this document is correct at the time of publication, the State of New South Wales, its agencies and employees, disclaim any and all liability to any person in respect of anything or the consequences of anything done or omitted to be done in reliance upon the whole or any part of this document.

[illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible]

[illegible]

(LAND USE terms WITHIN commercial premises group term)																																						
commercial premises		X	X	X	X	C	C	C	C	C	C	X	X	X	X	C	X	X	X	X	X	X																
business premises [eg. banks, post offices, hairdressers, etc.]		X	X	X	X	C	C	C	C	C	C	X	X	X	X	C	X	X	X	X	X	X																
funeral homes		X	X	X	X	C	C	C	C	C	C	X	X	X	X	C	X	X	X	X	X	X																
office premises		X	X	X	X	C	C	C	C	C	C	X	X	X	X	C	X	X	X	X	X	X																
retail premises		X	X	X	X	C	C	C	C	X	X	X	X	X	X	C	X	X	X	X	X	X																
cellar door premises		X	X	X	X	X	C	C	C	X	X	X	X	X	X	C	X	X	X	X	X	X																
food & drink premises		X	X	X	X	C	C	C	C	C	X	C	X	X	X	X	C	X	X	X	X	X																
pubs		X	X	X	X	C	C	C	C	C	C	X	X	X	X	C	X	X	X	X	X	X																
restaurants or cafes		X	X	X	X	C	C	C	C	C	X	C	C	X	X	X	C	X	X	X	X	X																
take-away food & drink premises		X	X	X	X	C	C	C	C	C	C	C	C	X	X	C	X	X	X	X	X	X																
garden centres		X	X	X	X	X	C	C	C	C	C	C	C	C	X	X	X	X	X	X	X	X																
hardware & building supplies		X	X	X	X	X	C	C	C	C	C	C	C	C	X	X	X	X	X	X	X	X																
kiosks		X	X	X	X	C	C	C	C	X	C	X	X	X	X	X	C	C	C	X	X	C																
landscaping material supplies		X	X	X	X	X	C	C	C	C	C	X	X	X	X	X	X	X	X	X	X	X																
markets		X	X	X	X	C	C	C	C	X	X	X	X	X	X	C	X	X	X	X	X	X																
plant nurseries		C	X	X	X	X	C	C	C	X	C	X	X	X	X	X	X	X	X	X	X	X																
roadside stalls		C*	X	X	X	X	C	C	C	X	X	X	X	X	X	C	X	X	X	X	X	X																
rural supplies		X	X	X	X	X	C	C	C	X	X	X	X	X	X	X	X	X	X	X	X	X																
shops		X	X	X	X	C	C	C	C	X	X	X	X	X	X	C	X	X	X	X	X	X																
neighbourhood shops		X	C	C	C	C	C	C	C	C	C	C	C	C	X	X	C	X	X	X	X	X																
neighbourhood supermarket		X	X	X	X	C	C	C	C	X	X	X	X	X	X	C	X	X	X	X	X	X																
specialised retail premises		X	X	X	X	X	C	C	C	C	C	X	X	X	X	X	X	X	X	X	X	X																
timber yards		X	X	X	X	X	C	C	C	X	C	X	C	C	X	X	C	X	X	X	X	X																
vehicle sales or hire premises		X	X	X	X	X	C	C	C	C	C	X	X	X	X	X	X	X	X	X	X	X																
(LAND USE terms OUTSIDE commercial premises group term)																																						
amusement centres		X	X	X	X	X	C	C	C	C	X	X	X	X	X	C	X	X	X	X	X	X																
entertainment facilities		X	X	X	X	X	C	C	C	C	X	X	X	X	X	C	X	C	X	X	X	X																
function centres		X	X	X	X	X	C	C	C	C	X	C	X	X	X	C	X	X	X	X	X	X																
highway service centres		X	X	X	X	X	X	X	X	X	C	X	X	C	X	X	X	X	X	X	X	X																
industrial retail outlets		X	X	X	X	X	X	X	C	X	C	C	C	C	X	X	X	X	X	X	X	X																
registered clubs		X	X	X	X	X	C	C	C	C	X	X	X	X	X	C	X	C	X	X	X	X																
restricted premises		X	X	X	X	X	C	C	C	X	X	X	X	C	X	X	X	X	X	X	X	X																
service stations		X	X	X	X	X	C	C	C	C	C	C	C	C	X	X	X	X	X	X	X	X																
sex services premises		X	X	X	X	X	C	X	X	X	X	X	C	C	X	X	X	X	X	X	X	X																
veterinary hospitals		X	X	X	X	C	C	C	C	X	C	C	X	C	X	X	X	X	X	X	X	X																
wholesale supplies		X	X	X	X	X	X	X	X	X	C	C	C	C	X	X	X	X	X	X	X	X																
(LAND USE terms WITHIN rural industry group term)																																						
rural industries [eg. use of composting facilities and works]		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X																
agricultural produce industries		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X																
livestock processing industries		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X																
sawmill or log processing industries		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X																
stock & sale yards		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X																
(LAND USE terms WITHIN industry group term)																																						
industries		X	X	X	X	X	X	X	X	X	X	C	C	X	X	X	X	X	X	X	X	X																
heavy industries		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X																
hazardous industry		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X																
offensive industry		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X																
light industries		X	X	X	X	X	X	X	C	X	C	C	C	C	X	X	X	X	X	X	X	X																
high technology industries		X	X	X	X	X	X	X	C	C	C	C	C	C	X	X	X	X	X	X	X	X																
home industry		X	C	X	X	X	C	X	C	X	C	C	C	C	X	X	X	X	X	X	X	X																
artisan food and drink industry		X	X	X	X	X	X	X	C	X	C	C	C	C	X	X	X	X	X	X	X	X																
general industries		X	X	X	X	X	X	X	X	X	X	X	C	X	X	X	X	X	X	X	X	X																
(LAND USE terms OUTSIDE industry group term)																																						
boat building and repair facilities		X	X	X	X	X	X	X	X	X	X	C	C	C	X	X	X	X	X	X	X	C	C															
vehicle body repair workshops		X	X	X	X	X	X	X	X	X	X	X	C	C	X	X	X	X	X	X	X	X																
vehicle repair stations		X	X	X	X	X	X	X	X	X	X	X	C	C	X	X	X	X	X	X	X	X																

(LAND USE terms WITHIN heavy industrial storage establishment group term)																																						
	heavy industrial storage establishments	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x																
	hazardous storage establishments	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x																
	liquid fuel depots	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x																
	offensive storage establishments	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x																
(LAND USE terms WITHIN storage premises group term)																																						
	storage premises	x	x	x	x	x	x	x	x	x	C	C	C	C	x	x	x	x	x	x	x	x																
	self storage units	x	x	x	x	x	x	x	x	x	C	C	C	C	x	x	x	x	x	x	x	x																
(LAND USE terms OUTSIDE storage premises group term)																																						
	depots	x	x	x	x	x	x	x	x	C	C	x	C	C	x	x	x	x	x	x	x	x																
	warehouse or distribution centres	x	x	x	x	x	x	x	x	C	C	C	C	C	x	x	x	x	x	x	x	C																
	local distribution centre	x	x	x	x	x	x	x	x	C	C	C	C	C	x	x	x	x	x	x	x	x																

(LAND USE terms WITHIN sewerage system group term)																																						
	sewerage systems	x	x	x	c	c	c	c	c	c	c	c	c	x	x	c	x	x	x	x	x	x																
	biosolids treatment facilities	x	x	x	x	x	x	x	x	c	x	c	c	c	x	x	c	x	x	x	x	x	x															
	sewage reticulation systems	x	x	x	c	c	c	c	c	c	c	c	c	x	x	c	x	x	x	x	x	x	x															
	sewage treatment plants	x	x	x	x	x	x	x	x	c	x	c	c	c	x	x	c	x	x	x	x	x	x															
	water recycling facilities	x	x	x	c	c	c	x	c	x	c	x	c	c	x	x	c	x	x	x	x	x	x															
(LAND USE terms WITHIN waste or resource management facility group term)																																						
	waste or resource management facilities	x	x	x	x	x	x	c	x	c	x	c	c	c	x	x	x	x	x	x	x	x	x															
	resource recovery facilities	x	x	x	x	x	x	x	x	x	x	x	c	c	x	x	x	x	x	x	x	x	x															
	waste disposal facilities	x	x	x	x	x	x	x	x	x	x	x	c	c	x	x	x	x	x	x	x	x	x															
	waste or resource transfer stations	x	x	x	x	c	c	c	c	c	x	c	c	c	x	x	x	x	x	x	x	x	x															
(LAND USE terms WITHIN water supply system group term)																																						
	water supply systems	c	c	c	c	c	c	x	c	x	c	x	x	c	x	x	c	c	c	x	x	x	x															
	water reticulation systems	c	c	c	c	c	c	x	c	x	c	x	x	c	x	x	c	c	c	x	x	x	x															
	water storage facilities	c	c	c	c	c	c	x	c	x	c	x	x	c	x	x	c	c	c	x	x	x	x															
	water treatment facilities	c	c	c	c	c	c	x	c	x	c	x	x	c	x	x	c	c	c	x	x	x	x															
(LAND USE terms WITHIN air transport facility group term)																																						
	air transport facilities	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x															
	airport	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x															
	heliport	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x															
(LAND USE terms OUTSIDE air transport facility group term)																																						
	airstrips	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x															
	helipads	x	x	x	x	x	c	x	c	x	c	x	x	x	x	c	x	x	x	x	x	x	x															
(Other LAND USE terms relating to infrastructure)																																						
	car parks	x	x	x	x	c	c	c	c	c	c	c	c	c	x	x	c	x	x	x	x	x	x															
	electricity generating works	x	x	x	x	c	c	x	c	x	c	x	c	x	x	x	x	x	x	x	x	x	x															
	freight transport facilities	x	x	x	x	x	x	x	x	c	x	c	c	c	x	x	x	x	x	x	x	x	x															
	passenger transport facilities	x	x	x	x	c	c	c	c	c	c	c	x	c	x	x	c	x	x	x	x	x	x															
	port facilities	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	c															
	roads	c*	c*	c*	c*	c*	c*	c*	c*	c*	c*	c*	c*	x	c*	c*	c*	c*	x	x	x	x	x															
	transport depots	x	x	x	x	x	x	x	x	x	c	x	c	c	x	x	x	x	x	x	x	x	x															
	truck depots	x	x	x	x	x	x	x	x	x	c	x	c	c	x	x	x	x	x	x	x	x	x															
	wharf or boating facilities	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	c															
(LAND USE terms WITHIN educational establishment group term)																																						
	educational establishments [eg. TAFE establishment, etc.]	x	c	c	c	c	c	c	c	c	c	c	x	x	x	x	c	x	x	x	x	x	x															
	schools	x	c	c	c	c	c	c	c	c	c	c	x	x	x	x	c	x	x	x	x	x	x															
(LAND USE terms WITHIN health services facility group term)																																						
	health services facilities	x	x	c	c	c	c	c	c	c	c	c	c	x	x	x	x	x	x	x	x	x	x															
	hospitals	x	x	c	c	x	c	c	c	c	c	c	c	x	x	x	x	x	x	x	x	x	x															
	medical centres	x	x	c	c	c	c	c	c	c	c	c	c	x	x	x	x	x	x	x	x	x	x															
	health consulting rooms	x	c	c	c	c	c	c	c	c	c	c	c	x	x	x	x	x	x	x	x	x	x															
(Other LAND USE terms relating to community infrastructure)																																						
	centre-based child care facilities	x	c	c	c	c	c	c	c	c	x	c	x	x	x	x	c	c	c	x	x	x	x															
	community facilities	x	c	c	c	c	c	c	c	c	c	c	x	c	x	x	c	c	c	x	x	x	x															
	correctional centres	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x															
	emergency services facilities	x	x	x	x	c	c	c	c	c	c	c	c	c	x	x	c	c	x	x	x	x	x															
	industrial training facilities	x	x	x	x	x	x	x	x	x	c	x	c	c	x	x	x	x	x	x	x	x	x															
	information and education facilities	x	x	x	x	c	c	c	c	c	c	c	x	c	x	x	c	c	c	x	x	x	x															
	places of public worship	x	c	c	c	c	c	c	c	c	c	c	c	c	x	x	c	x	c	x	x	x	x															
	public administration building	x	x	x	x	c	c	c	c	c	c	c	x	c	x	x	c	x	x	x	x	x	x															
	research stations	x	x	x	x	x	c	x	x	x	c	x	c	c	x	x	x	x	x	x	x	x	x															
	respite day care centres	x	c	c	c	c	c	c	c	c	x	c	x	x	x	x	c	c	c	x	x	x	x															
(LAND USE terms WITHIN signage group term)																																						
	signage	x	x	c	c	c	c	c	c	c	c	c	c	c	x	x	x	c	x	x	x	x	x															
	advertising structure	x	x	x	x	x	x	x	x	c	c	x	x	x	x	x	x	c	x	x	x	x	x															
	building identification sign	c	c	c	c	c	c	c	c	c	c	c	c	c	x	x	c	c	c	x	x	c	c															
	business identification sign	x	c	c	c	c	c	c	c	c	c	c	c	c	x	x	c	c	c	x	x	c	c															

