

Bega Valley Local Environmental Plan 2013

Legend

- o permitted without consent [mandated under the SI].
- o permitted without consent.
- c permitted with consent [mandated under the SI].
- c permitted with consent.
- x prohibited [mandated under the SI].
- x prohibited.
- H permitted under SEPP (Housing) 2021.
- TI permitted under SEPP (Transport & Infrastructure)
- fill colours in green or red mandated under the SI.
- fill colour in purple public infrastructure permitted under the SI.

Is the zone used? [please select Y/N for each zone]

(LAND USE terms WITHIN agriculture group term)

agriculture	c	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
agritourism	c	c	x	c	c		x	x	c	x	x	x	x	x	x	x	x	x	c	c	x	x
farm experience premises	c	c	x	c	c		x	x	c	x	x	x	x	x	x	x	x	x	c	c	x	x
farm gate premises	c	c	x	c	c		x	x	c	x	x	x	x	x	x	x	x	x	c	c	x	x
cellar door premises	c	c	x	c	c		x	x	c	x	x	x	x	x	x	x	x	x	c	c	x	x
Aquaculture	c	c	c	c	c	x		x	x	c	x	x	x	x	x	c	c	c	c	c	c	c
Oyster aquaculture	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c
Pond-based aquaculture	c	c	c	c	x		c	c	x	x	x	c	c	c	c	x	c	c	c	c	c	c
Tank-based aquaculture	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c
extensive agriculture [eg grazing of livestocks etc]	o	o	x	*	x		x	x	o	x	x	x	x	x	x	x	x	x	x	o	x	x
bee keeping	o	o	o	*	c		x	x	c	x	x	x	x	x	x	x	x	x	x	c	x	x
dairy (pasture-based)	o	o	x	*	x		x	x	x	x	x	x	x	x	x	x	x	x	x	o	x	x
intensive livestock agriculture		x	x	x	x		x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
feedlots		x	x	x	x		x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
dairies (restricted)		x	x	x	x		x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
pig farm		x	x	x	x		x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
poultry farm		x	x	x	x		x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
intensive plant agriculture [eg cultivation of irrigated crops]	c	x	*	x		x	x	c	x	x	x	x	x	x	x	x	x	x	x	x	x	x
horticulture	c	x	*	x		x	x	c	x	x	x	x	x	x	x	x	x	x	x	x	x	x
turf farming	c	x	*	x		x	x	c	x	x	x	x	x	x	x	x	x	x	x	x	x	x
viticulture	c	x	*	x		x	x	c	x	x	x	x	x	x	x	x	x	x	x	x	x	x
(LAND USE terms OUTSIDE agriculture group term)																						
animal boarding or training establishments	c	c	x	c	x		x	x	c	x	x	c	x	x	x	x	x	x	x	x	x	x
farm buildings		*	x	*	x		x	c	c	x	x	x	x	x	x	x	x	x	x	c	x	x
forestry	o	x	*	x	x		x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
(LAND USE terms WITHIN residential accommodation group term)																						
residential accommodation	x	x	x	x	x		x	c	c	x	x	x	x	x	c	x	x	x	x	x	x	x
attached dwellings	x	x	x	x	x		c	x	c	x	x	x	x	x	c	x	x	x	x	x	x	x
boarding houses	x	x	x	x	c		c	c	c	c	c	c	c	c	c	x	x	x	x	x	x	x
co-living housing	x	x	x	x	x		x	c	c	x	x	x	x	x	c	x	x	x	x	x	x	x
dual occupancies	c	c	x	x	c		c	c	c	x	x	x	x	x	c	x	x	x	x	x	x	x
dual occupancies (attached)	c	c	x	c	c		c	c	c	x	x	x	x	x	c	x	x	x	x	x	x	x
dual occupancies (detached)	c	c	x	x	c		c	c	c	x	x	x	x	x	c	x	x	x	x	x	x	x
dwelling houses	c	c	x	c	c	c	c	c	c	c	c	c	c	c	c	x	x	x	c	c	x	x
group homes	x	x	x	x	x		c	c	c	h	c	x	x	x	x	h	h	h	x	x	x	x
group homes (permanent)	x	x	x	x	x		c	c	c	h	c	x	x	x	x	h	h	h	x	x	x	x
group homes (transitional)	x	x	x	x	x		c	c	c	h	c	x	x	x	x	h	h	h	x	x	x	x
hostels	x	x	x	x	x		c	c	c	c	c	c	c	c	c	x	x	x	x	x	x	x
multi dwelling housing	x	x	x	x	c		c	c	c	c	x	x	x	x	c	x	x	x	x	x	x	x
residential flat buildings	x	x	x	x	x		c	x	c	c	x	x	x	x	c	x	x	x	x	x	x	x
rural worker's dwellings	c	c	x	x	x		x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
secondary dwellings	c	c	x	x	c		h	h	h	h	x	x	x	x	c	x	x	x	x	x	x	x
semi-detached dwellings	x	x	x	x	c		c	c	c	c	x	x	x	x	c	x	x	x	x	x	x	x
seniors housing	x	x	x	x	h		h	h	h	h	x	x	x	x	h	x	h	x	x	x	x	x
independent living units	x	x	x	x	h		h	h	h	h	x	x	x	x	h	x	h	x	x	x	x	x
residential care facilities	x	x	x	x	h		h	h	h	h	x	x	x	x	h	x	h	x	x	x	x	x
shop top housing	x	x	x	x	c		c	x	c	c	x	x	x	x	c	x	x	x	x	x	x	x
(LAND USE terms OUTSIDE residential accommodation group term)																						
home business	o	o	x	c	c		o	o	o	*	x	c	c	c	o	x	x	x	o	o	x	x
home occupations	o	o	x	o	o		o	o	o	*	x	c	c	c	o	x	x	x	o	o	x	x
home occupation (sex services)	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 tourist and visitor accommodation group term)																						
tourist and visitor accommodation	x	x	x	x	c		x	c	c	c	x	x	x	c	c	x	x	x	x	x	x	x
backpackers' accommodation	x	x	x	x	c		x	c	c	x	x	x	x	c	c	x	x	x	x	x	x	x
bed and breakfast accommodation	c	c	x	c	c		c	c	c	c	x	x	x	c	c	x	x	x	c	c	x	x
farm stay accommodation	c	c	x	c	c		x	c	c	c	x	x	x	c	c	x	x	x	c	c	x	x
hotel or motel accommodation	x	x	x	x	c		x	c	c	c	c	x	x	c	c	x	x	x	c	c	x	x
serviced apartments	x	x	x	x	c		x	c	c	c	x	x	x	c	c	x	x	x	c	c	x	x
(LAND USE terms OUTSIDE tourist and visitor accommodation group term)																						
camping grounds	c	c	c	x	x		x	x	x	x	x	x	x	x	c	x	x	c	c	x	x	x
primitive camping grounds	c	c	c	x	x		x	x	x	x	x	x	x	x	c	x	x	c	c	x	x	x
caravan parks	x	x	x	x	c		x	x	x	x	x	x	x	x	c	x	x	c	c	x	x	x
eco-tourist facilities	c	c	c	x	x</td																	

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(LAND USE terms OUTSIDE commercial premises group term)

(LAND USE terms WITHIN rural industry group term)

rural industries [eg use of composting facilities and works]	C	C	X	X	X			X	X		X	X	X	C	C	X			X	X	X	X	X	X	X
agricultural produce industries	C	C	X	C	X			X	X		X	X	C	C	X			X	X	X	X	X	X	X	X
livestock processing industries	C	C	X	X	X			X	X		X	X	X	C	C	X			X	X	X	X	X	X	X
sawmill or log processing industries	C	C	X	X	X			X	X		X	X	X	C	C	X			X	X	X	X	X	X	X
stock and sale yards	C	C	X	X	X			X	X		X	X	X	C	C	X			X	X	X	X	X	X	X

(LAND USE terms WITHIN industry group term)

(LAND USE terms OUTSIDE industry group term)
- best building and repair facilities

(LAND USE terms WITHIN heavy industrial storage establishment group term)

heavy industrial storage establishments

storage premises

self storage units (LAND USE terms OUTSIDE storage premises group term)	C	C	X	X	C			X	X	X	X	C	X	C	X		X	X	X	X	X	X	X	
depots	C	X	X	C	C			X	X		X	X	C	C	C	X		X	X	X	X	X	X	C
warehouse or distribution centres	X	X	X	X	C			X	X	X	X	C	C	C	X		X	X	X	X	X	X	X	C

local distribution premises

water recycling facilities

(LAND USE terms WITHIN waste or resource management facility group term)		Waste or Resource Management Facility Group Terms																								
waste or resource management facilities		TI	TI	x	x	x				x	x	x	c	c	x	TI	TI	c	TI	TI	x	x	x	x	x	x
resource recovery facilities		TI	TI	x	x	x				x	x	x	x	x	c	TI	TI	x	TI	TI	x	x	x	x	x	x
waste disposal facilities		TI	TI	x	x	x				x	x	x	x	x	x	TI	TI	x	TI	TI	x	x	x	x	x	x

waste or resource transfer stations

(LAND USE terms WITHIN air transport facility group term)

helipad

passenger transport facilities

(LAND USE terms WITHIN educational establishment group term

medical centres

health consulting rooms	x	x	x	TI	x	x	TI	TI	TI	x	TI	x	x	x	x	x	x							
(Other LAND USE terms relating to community infrastructure)																								
early education and care facilities	x	x	x	x	x	x	c	x	c	c	c	x	c	c	c	x	c	x	x	x	x	x	x	x
centre-based child care facilities	x	x	x	x	c	c	c	c	c	c	c	x	x	c	c	c	c	c	c	c	c	c	c	c
home-based child care	c	c	x	x	c	x	c	c	c	c	c	x	c	c	c	c	c	x	x	x	c	x	x	x

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Rural						Residential				Employment				MU	Special Purpose			Rec	Environment Protection	Waterways										
RU1	RU2	RU3	RU4	RU5	RU6	R1	R2	R3	R4	R5	Local Centre	Commercial Centre	Productivity Support	General Industrial	Heavy Industrial	Mixed Use	Special Activities	Infrastructure	Tourist	Enterprise	Metropolitan Centre	Public Recreation	Private Recreation	Environmental Conservation	Environmental Management	Environmental Living	Natural Waterways	Recreational Waterways	Working Waterways	Working Waterfront
community facilities	c	c	x	x	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	x	x	x	x	
correctional centres	c	c	x	x	x	x	x	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	TI	TI	TI	TI	TI	TI	x	x	x	x	TI	TI	TI	TI	TI	TI	x	x	x	x	x	x	x	x	x	x	x	TI		
industrial training facilities	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
information and education facilities	c	c	x	x	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c		
places of public worship	c	c	x	x	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c		
public administration building	x	x	x	x	c	x	x	x	x	c	c	c	c	c	c	c	x	x	x	x	x	x	x	x	x	x	x	c		
research stations						x	x	x	x	c	c	c	c	c	c	c	x	x	x	x	x	x	x	x	x	x	x	x		
respite day care centres	x	x	x	x	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	x	x	x		
(LAND USE terms WITHIN signage group term)																														
signage	x	x	x	x	c	x	x	c	x	c	c	c	x	c	c	c	c	c	c	x	x	x	x	x	x	x	x	x		
advertising structures	x	x	x	x	c	x	x	c	x	x	x	c	c	x	c	c	c	c	x	x	x	x	x	x	x	x	x	x		
building identification signs	c	c	o	c	c	c	c	c	c	c	*	*	*	*	*	*	*	*	c	c	c	c	c	c	c	c	c	c		
business identification signs	c	c	x	c	c	c	c	c	c	c	*	*	*	*	*	*	*	*	c	c	x	x	x	x	c	c	c	c		
(LAND USE terms relating to recreation)																														
boat launching ramps	c	c	x	x	c	x	x	x	x	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c			
boat sheds	x	x	x	x	x	x	x	x	x	x	x	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	x			
charter and tourism boating facilities	c	c	x	x	x	x	x	x	x	x	x	c	c	x	x	x	x	c	c	x	x	x	x	c	c	c	c			
environmental facilities	c	c	o	x	c	x	x	x	x	x	c	c	c	c	c	c	c	c	c	*	*	c	c	c	*	*	x			
jetties	c	c	x	x	c	x	x	x	x	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c			
marinas	x	x	x	x	x	x	x	x	x	x	x	x	c	c	c	c	x	x	c	c	x	x	x	c	c	c	c			
mooring	x	x	x	x	x	x	x	x	x	x	x	x	c	c	x	x	x	x	c	x	x	x	x	c	c	c	c			
mooring pens	x	x	x	x	x	x	x	x	x	x	x	x	c	c	x	x	x	x	c	x	x	x	x	c	c	c	c			
recreation areas	c	c	x	x	c	x	x	x	x	c	c	c	*	c	c	x	x	c	c	x	c	c	c	c	c	c	c			
recreation facilities (indoor)	x	x	x	x	c	x	x	x	x	x	x	x	c	c	c	c	c	c	c	c	x	x	x	x	x	x				
recreation facilities (major)	c	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	c	c	x	x	x	x	x	x	x			
recreation facilities (outdoor)	c	c	x	x	c	x	x	x	x	x	x	c	c	c	c	x	x	x	c	c	x	x	x	x	x	x	x			
water recreation structures	c	c	x	x	c	x	x	x	x	x	c	c	x	x	x	x	x	x	c	x	x	x	x	x	*	*	x			
(Other miscellaneous LAND USE terms)																				x	x	x	x	x	x	x	x	x		
cemeteries	c	c	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x			
crematoria	c	c	x	c	c	x	x	x	x	x	x	x	x	x	c	c	c	x	x	x	x	x	x	x	x	x	x			
environmental protection works	*	*	x	x	c	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	*	*	x			
exhibition homes	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x			
exhibition villages	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x			
extractive industries	c	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x			
flood mitigation works																														
mortuaries	x	x	x	x	c	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x			
open cut mining	c	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x			
(OTHER LAND USES)																														
development which cannot be characterised into any land uses defined in the SI																														

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, Bega Valley Shire Council, 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.

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 can complete the matrix of intended permitted and prohibited land uses to assist in discussions with the Department about their 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.

Zone E1 National Parks and Nature Reserves is not included given there is no need to add any additional land uses to this zone.

- 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].
- H** permitted under the SEPP (Housing) 2021.
- TI** permitted under the SEPP (Transport & Infrastructure) 2021 [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 (Transport and Infrastructure) 2021 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

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Disclaimer: The information provided in this Matrix is general in nature and does not constitute professional advice and should not be relied upon as such. While every effort has been made to ensure its correct, the Department in no way guarantees that the material is free from errors or omissions, or that it is exhaustive. No liability is accepted for the use of or reliance on the information that is provided. You are responsible for assessing the relevance of this information and should refer to the relevant legislation or