

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) 2021.
 fill colours in green or red mandated under the SI.
 fill colour in purple public infrastructure permitted under a SEPP.

	Rural						Residential					Employment					MU	Special Purpose					Rec	Environment Protection				Waterways			
	RU1	RU2	RU3	RU4	RU5	RU6	R1	R2	R3	R4	R5	E1	E2	E3	E4	E5	MU1	SP1	SP2	SP3	SP4	SP5	RE1	RE2	C2	C3	C4	W1	W2	W3	W4
community facilities	c	c	x	x	c		c	c	c	c	c	c	c	c	x	x	c						c	c	c	c	c	w	x	x	x
correctional centres	c		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			x	x		x	TI	TI	TI	TI	TI	TI	TI	TI	x	TI	TI	x	x	x	x	x	x	x	x	TI
industrial training facilities	x	x	x	x	x		x	x		x	x	c	c	c	c	x						x		x	x	x	x	x	x	x	
information and education facilities	c	c	x	x	c			x	c		c	c	c	c	c	c	c					c		c	c	x	c	x	c	x	
places of public worship	c	c	x	x	c		c	c	c	c	c	c	c	c	c	c	c					c		x	x	x	c	c	x	x	x
public administration building	x	x	x	x	c			x	x		c	c			c	c						x		x	x	x	x	x	x	c	
research stations								x	x		c	c	c	c	c	c	c					x		x	x	x	x	x	x		
respite day care centres	x	x	x	x	c		c	c	c	c	c	c	c	c	x	x						c		c	c	x	x	x	x	x	
(LAND USE terms WITHIN signage group term)																															
signage	x	x	x	x	c			x	c		c	c	c	x	c	c	c					x		x	x	x	x	x	x	x	
advertising structures	x	x	x	x	c			x	x		x	c	c	x	c	c	c					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		
business identification signs	c	c	x	c	c			c	c		c										c	c	c	c	x	x	x	x	c		
(LAND USE terms relating to recreation)																															
boat launching ramps	c	c	x	x	c			c	c		c	c	c	c	c	c	c					c		c	c	c	c	x	c	c	c
boat sheds	x	x	x	x	x			x	x		x	c	c	c	c	c	c					c		c	c	c	x	x	c		x
charter and tourism boating facilities	c	c	x	x	x			x	x		x	c	c	x	x	x	c					c		x	c	x	x	x	x	c	c
environmental facilities	c	c	o	x	c			c	c		c	c	c	c	c	c	c					c				c	c	c			x
jetties	c	c	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	c	c	c	x	x	c					c		x	c	x	x	x	x	c	c
mooring	x	x	x	x	x			x	x		x	c	c	x	x	x	c					x		x	x	x	x	x	c	c	c
mooring pens	x	x	x	x	x			x	x		x	c	c	x	x	x	c					c		x	c	x	x	x	c	c	c
recreation areas	c	c	x	x	c			c	c		c										c		c	c	x	c	c	c	c	x	
recreation facilities (indoor)	x	x	x	x	c			x	x		x	c	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	c	x	x	x					c		c	c	x	x	x	x	x	x
recreation facilities (outdoor)	c	c	x	x	c			x	x		x	c	c	c	x	x	x					c		c	c	x	x	x	x	x	x
water recreation structures	c	c	x	x	c			c	c		c	x	x	x	x	x	c					c		c	c	c	c	c	x		x
(Other miscellaneous LAND USE terms)																															
cemeteries	c	c	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	c	c	x					x		x	x	x	x	x	x	x	
environmental protection works			x	x	c			o	o		o	o	o	o	o	o	o	o	o	o	o										o
exhibition homes	x	x	x	x	c			c	c		c	c	c	x	x	x	c					x		x	x	x	x	x	x	x	x
exhibition villages	x	x	x	x	x			c	c		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
flood mitigation works																															
mortuaries	x	x	x	x	c			x	x		x	c	c	c	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
(OTHER LAND USES)																															
<i>development which cannot be characterised into any land uses defined in the SI</i>																															

Note: A type of development referred to in the matrix is a reference to that type of development only to the extent it is not regulated by an applicable State Environmental Planning Policy (SEPP). The following SEPPs in particular may be relevant to development on land covered by this Plan:
 SEPP (Transport and Infrastructure) 2021
 SEPP (Housing) 2021
 SEPP (Resources and Energy) 2021
 SEPP (Primary Production) 2021
 SEPP (Resilience and Hazards) 2021
 SEPP (Biodiversity and Conservation) 2021
 SEPP (Industry and Employment) 2021

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

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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