

# Gunnedah Local Environmental Plan 2012

## Land Use Matrix [DoP version 3.0]

- 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.
  - A permitted under SEPP (Affordable Rental Housing) 2009.
  - I permitted under SEPP (Infrastructure) 2007.
- fill colours in **green** or **red** mandated under the SI.  
fill colour in **purple** public infrastructure permitted under a SEPP.

Rural						Residential			Business			Industrial		Special		Recreation		Enviro	Prot'n
RU1	RU3	RU4	RU5	RU6	RU6	R2	R3	R5	B2	B4	B5	IN1	IN3	SP1	SP2	RE1	RE2	E1	E3
Primary Production	Forestry	Primary Production Small Lots	Village	Transition	Transition	Low Density Residential	Medium Density Residential	Large Lot Residential	Local Centre	Mixed Use	Business Development	General Industrial	Heavy Industrial	Special Activities	Infrastructure	Public Recreation	Private Recreation	National Parks and Nature Reserve	Environmental Management

**(LAND USE terms WITHIN agriculture group term)**

Agriculture	RU1	RU3	RU4	RU5	RU6	R2	R3	R5	B2	B4	B5	IN1	IN3	SP1	SP2	RE1	RE2	E1	E3
aquaculture	c	x	c	c	c	x	x	x	x	x	x	x	x	x	x	x	x	x	x
extensive agriculture [eg. grazing of livestock, etc]	o	x	o	o	o	x	x	o	x	x	x	x	x	x	x	x	x	x	o
bee keeping	o	x	o	o	o	x	x	o	x	x	x	x	x	x	x	x	x	x	o
dairy (pasture-based)	o	x	o	o	o	x	x	x	x	x	x	x	x	x	x	x	x	x	o
intensive livestock agriculture [eg. poultry farms, etc]	c	x	x	x	c	x	x	x	x	x	x	x	x	x	x	x	x	x	x
feedlots	c	x	x	x	c	x	x	x	x	x	x	x	x	x	x	x	x	x	x
dairies (restricted)	c	x	x	x	c	x	x	x	x	x	x	x	x	x	x	x	x	x	x
intensive plant agriculture [eg. cultivation of irrigated crops]	o	x	c	c	o	x	x	c	x	x	x	x	x	x	x	x	x	x	x
horticulture	o	x	c	c	o	x	x	c	x	x	x	x	x	x	x	x	x	x	x
turf farming	o	x	c	c	o	x	x	c	x	x	x	x	x	x	x	x	x	x	x
viticulture	o	x	c	c	o	x	x	c	x	x	x	x	x	x	x	x	x	x	x

**(LAND USE terms OUTSIDE agriculture group term)**

animal boarding or training establishments	c	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
farm buildings	c	x	c	c	c	x	x	x	x	x	x	x	x	x	x	x	x	x	x
forestry	o	o	x	x	o	x	x	x	x	x	x	x	x	x	x	x	x	x	x

**(LAND USE terms WITHIN residential accommodation group term)**

residential accommodation	RU1	RU3	RU4	RU5	RU6	R2	R3	R5	B2	B4	B5	IN1	IN3	SP1	SP2	RE1	RE2	E1	E3
attached dwellings	x	x	x	c	x	c	x	x	x	x	x	x	x	x	x	x	x	x	x
boarding houses	x	x	x	c	x	c	c	x	c	c	x	x	x	x	x	x	x	x	x
dual occupancies	x	x	x	c	x	c	c	c	x	x	x	x	x	x	x	x	x	x	x
dual occupancies (attached)	c	x	c	c	x	c	c	c	x	x	x	x	x	x	x	x	x	x	x
dual occupancies (detached)	x	x	x	c	x	c	c	c	x	x	x	x	x	x	x	x	x	x	x
dwelling house	c	x	c	c	c	c	c	c	x	x	x	x	x	x	x	x	x	x	c
group homes	x	x	x	c	x	c	c	c	x	A	x	x	x	x	x	x	x	x	x
group homes (permanent)	x	x	x	c	x	c	c	c	x	A	x	x	x	x	x	x	x	x	x
group homes (transitional)	x	x	x	c	x	c	c	c	x	A	x	x	x	x	x	x	x	x	x
hostels	x	x	x	c	x	c	c	x	c	c	x	x	x	x	x	x	x	x	x
multi dwelling housing	x	x	x	c	x	x	c	x	x	c	x	x	x	x	x	x	x	x	x
residential flat buildings	x	x	x	c	x	x	c	x	x	c	x	x	x	x	x	x	x	x	x
rural worker's dwellings	c	x	x	c	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
secondary dwellings	x	x	x	c	x	A	A	A	x	x	x	x	x	x	x	x	x	x	x
semi-detached dwellings	x	x	x	c	x	c	c	x	x	x	x	x	x	x	x	x	x	x	x
seniors housing	x	x	x	c	x	c	c	x	x	c	x	x	x	x	x	x	x	x	x
residential care facilities	x	x	x	c	x	c	c	x	x	c	x	x	x	x	x	x	x	x	x
shop top housing	x	x	x	c	x	x	x	x	c	c	c	x	x	x	x	x	x	x	x

**(LAND USE terms OUTSIDE residential accommodation group term)**

home-based child care	o	x	o	o	x	o	o	o	x	o	c	x	x	x	x	x	x	x	x
home business	o	x	c	c	x	c	c	c	c	c	c	x	x	x	x	x	x	x	x
home occupations	o	x	o	o	x	o	o	o	o	o	c	x	x	x	x	x	x	x	o
home occupations (sex services)	x	x	x	x	x	x	x	x	c	c	x	x	x	x	x	x	x	x	x

**(LAND USE terms WITHIN tourist and visitor accommodation group term)**

tourist and visitor accommodation	RU1	RU3	RU4	RU5	RU6	R2	R3	R5	B2	B4	B5	IN1	IN3	SP1	SP2	RE1	RE2	E1	E3
backpackers' accommodation	x	x	x	c	x	x	x	x	c	c	c	x	x	x	x	x	x	x	x
bed & breakfast accommodation	c	x	c	c	x	c	c	c	c	c	x	x	x	x	x	x	x	x	x
farmstay accommodation	c	x	c	c	x	x	x	x	c	x	x	x	x	x	x	x	x	x	x
hotel or motel accommodation	x	x	x	c	x	x	x	x	c	c	c	x	x	x	x	x	x	x	x
serviced apartments	x	x	x	c	x	x	c	x	c	c	c	x	x	x	x	x	x	x	x

**(LAND USE terms OUTSIDE tourist and visitor accommodation group term)**

camping grounds	c	x	x	c	x	x	x	x	x	c	c	x	x	x	x	c	c	x	x
caravan parks	x	x	x	c	x	x	x	x	x	c	c	x	x	x	x	c	c	x	x
eco-tourist facilities	c	x	x	x	x	x	x	x	x	x	x	x	x	x	x	c	c	x	x

**(LAND USE terms WITHIN commercial premises group term)**

commercial premises	RU1	RU3	RU4	RU5	RU6	R2	R3	R5	B2	B4	B5	IN1	IN3	SP1	SP2	RE1	RE2	E1	E3
business premises [eg. banks, post offices, hairdressers, etc]	x	x	x	c	x	x	x	x	c	c	c	x	x	x	x	x	x	x	x
funeral homes	x	x	x	c	x	x	x	x	c	c	c	x	x	c	x	x	x	x	x
office premises	x	x	x	c	x	x	x	x	c	c	c	x	x	x	x	x	x	x	x
retail premises	x	x	x	c	x	x	x	x	c	c	c	x	x	x	x	x	x	x	x
bulky goods premises	x	x	x	c	x	x	x	x	c	c	c	x	x	x	x	x	x	x	x
cellar door premises	c	x	c	c	c	x	x	x	c	c	x	x	x	x	x	x	x	x	x
food & drink premises	x	x	x	c	x	x	x	x	c	c	c	x	x	x	x	x	x	x	x
pubs	x	x	x	c	x	x	x	x	c	c	c	x	x	x	x	x	x	x	x
restaurants or cafes	x	x	x	c	x	x	x	x	c	c	c	x	x	x	x	x	x	x	x
take-away food & drink premises	x	x	x	c	x	x	x	x	c	c	c	x	x	x	x	x	x	x	x
garden centres	x	x	x	c	x	x	x	x	c	c	c	x	x	x	x	x	x	x	x
hardware & building supplies	x	x	x	c	x	x	x	x	c	c	c	x	x	x	x	x	x	x	x
kiosks	x	x	x	c	x	x	x	x	c	c	c	x	x	x	x	c	c	x	x
landscaping material supplies	x	x	x	c	x	x	x	x	c	c	c	x	x	x	x	x	x	x	x
markets	x	x	x	c	x	x	x	x	c	c	c	x	x	x	x	c	c	x	x
plant nurseries	x	x	c	c	x	x	x	x	c	c	c	x	x	x	x	x	x	x	x
roadside stalls	c	x	c	c	c	x	x	x	c	c	x	x	x	x	x	x	x	x	x
rural supplies	x	x	x	c	x	x	x	x	c	c	c	x	x	x	x	x	x	x	x
shops	x	x	x	c	x	x	x	x	c	c	c	x	x	x	x	x	x	x	x
neighbourhood shops	x	x	x	c	x	c	c	c	c	c	c	x	x	x	x	x	x	x	x
timber yards	x	x	x	c	x	x	x	x	c	c	c	x	x	x	x	x	x	x	x
vehicle sales or hire premises	x	x	x	c	x	x	x	x	c	c	c	x	x	x	x	x	x	x	x

**(LAND USE terms OUTSIDE commercial premises group term)**

amusement centres	x	x	x	c	x	x	x	x	c	c	c	x	x	x	x	x	x	x	x
entertainment facilities	x	x	x	c	x	x	c	x	c	c	c	x	x	x	x	c	c	x	x
function centres	c	x	x	c	c	x	c	x	c	c	c	x	x	x	x	c	c	x	x

	RU1	RU3	RU4	RU5	RU6	R2	R3	R5	B2	B4	B5	IN1	IN3	SP1	SP2	RE1	RE2	E1	E3
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	RU1	RU3	RU4	RU5	RU6	R2	R3	R5	B2	B4	B5	IN1	IN3	SP1	SP2	RE1	RE2	E1	E2
<b>(Other LAND USE terms relating to community infrastructure)</b>																			
child care centres	x	x	x	c	x	c	c	c	c	c	c	x	x	x	x	x	x	x	x
community facilities	x	x	x	c	x	c	c	c	c	c	c	x	x	x	x	c	c	x	x
correctional centres	c	x	c	x	x	x	x	x	x	c	x	x	x	x	x	x	x	x	x
emergency services facilities	l	l	l	l	c	c	c	c	l	l	l	l	l	x	x	c	x	x	c
industrial training facilities	x	x	x	x	x	x	x	x	x	x	x	c	x	x	x	x	x	x	x
information and education facilities	c	x	c	c	c	c	c	c	c	c	c	c	x	x	x	c	x	x	c
places of public worship	x	x	x	c	x	c	c	x	c	c	c	x	x	x	x	x	x	x	x
public administration building	x	x	x	c	x	x	x	x	c	c	c	x	x	x	x	x	x	x	x
research stations	c	x	c	c	c	x	x	x	c	c	c	c	c	x	x	x	x	x	c
respite day care centres	x	x	x	c	x	x	c	x	c	c	c	x	x	x	x	x	x	x	x
<b>(LAND USE terms WITHIN signage term)</b>																			
<b>signage</b>	c	x	x	c	c	c	c	c	c	c	c	c	c	x	x	x	c	x	c
advertising structure	x	x	x	c	x	x	x	x	c	c	c	c	c	x	x	x	x	x	c
building identification sign	c	x	c	c	c	c	c	c	c	c	c	c	c	x	c	x	c	x	c
business identification sign	c	x	c	c	c	c	c	c	c	c	c	c	c	x	c	x	c	x	c
<b>(LAND USE terms relating to recreation)</b>																			
boat launching ramps	c	x	c	c	c	x	x	c	x	c	c	c	x	x	x	c	c	x	x
boat sheds	c	x	c	c	c	x	x	c	x	c	c	c	x	x	x	c	c	x	x
charter & tourism boating facilities	c	x	c	c	c	x	x	c	x	c	c	c	x	x	x	c	c	x	x
environmental facilities	c	x	c	c	c	c	c	c	x	c	c	c	x	x	x	c	c	x	c
jetties	c	x	c	c	c	x	x	c	x	c	c	x	x	x	x	c	c	x	x
marinas	c	x	c	c	c	x	x	x	x	x	x	x	x	x	x	c	c	x	x
mooring	o	x	o	o	o	x	x	o	x	x	x	x	x	x	x	c	c	x	x
mooring pens	c	x	c	c	c	x	x	x	x	x	x	x	x	x	x	c	c	x	x
recreation areas	c	x	c	c	c	c	c	c	c	c	c	c	x	x	x	c	c	x	c
recreation facilities (indoor)	c	x	c	c	c	x	x	x	c	c	c	c	x	x	x	c	c	x	x
recreation facilities (major)	c	x	x	c	c	x	x	x	x	x	x	x	x	x	x	c	c	x	x
recreation facilities (outdoor)	c	x	c	c	c	c	c	c	x	x	x	x	x	x	x	c	c	x	x
water recreation structures	c	x	c	c	c	x	x	c	x	c	c	c	x	x	x	c	c	x	x
<b>(Other miscellaneous LAND USE terms)</b>																			
cemetery	c	x	c	c	c	x	x	x	x	x	x	c	x	x	c	x	x	x	x
crematoria	x	x	x	c	x	x	x	x	x	x	x	c	x	x	c	x	x	x	x
environmental protection works	o	c	o	o	o	o	o	o	o	o	o	o	o	x	c	o	o	x	o
exhibition homes	x	x	x	c	x	c	c	c	x	x	x	x	x	x	x	x	x	x	x
exhibition villages	x	x	x	c	x	x	c	x	x	c	c	x	x	x	x	x	x	x	x
extractive industries	c	x	c	x	x	x	x	x	x	x	x	c	c	x	x	x	x	x	x
flood mitigation works	c	c	c	c	c	c	c	c	c	c	c	c	c	x	c	x	c	x	c
mortuaries	x	x	x	c	x	x	x	x	c	c	c	c	x	x	x	x	x	x	x
open cut mining	c	x	c	x	x	x	x	x	x	x	x	c	c	x	x	x	x	x	x
<b>(OTHER LAND USES)</b>																			
development which cannot be characterised in any land use defined in the SI	c	x	c	c	x	c	c	c	c	c	c	c	c	x	x	x	c	x	x

**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 (Housing for Seniors or People with a Disability) 2004
- SEPP (Infrastructure) 2007
- SEPP (Mining, Petroleum Production and Extractive Industries) 2007
- SEPP (Rural Lands) 2008
- SEPP (Affordable Rental Housing) 2009
- SEPP No. 33 - Hazardous and Offensive Development
- SEPP No. 50 - Canal Estate Development
- SEPP No. 62 - Sustainable Aquaculture
- SEPP No. 64 - Advertising and Signage

**Important Note**

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

Information was recorded from the Gunnedah Local Environmental Plan 2012, and Land Use Matrix [DoP version 3.0]

The Gunnedah Local Environmental Plan 2012 can be found at: <http://www.legislation.nsw.gov.au>

Disclaimer: While every effort has been made to ensure that all information that is recorded on this matrix is current and accurate at the time of publication, the Gunnedah Shire Council request that prior to conduction of works in relation to this document, that the developer confers with Council's staff in relation to the land use and development in question.