



# Brewarrina 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].
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 fill colour in **purple** public infrastructure permitted under a SEPP.

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

highway service centres  
 industrial retail outlets  
 registered clubs  
 restricted premises  
 service stations  
 sex services premises  
 veterinary hospitals  
 wholesale supplies

(LAND USE terms WITHIN rural industry group term)

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

(LAND USE terms WITHIN industry group term)

**industries**  
 heavy industries  
 hazardous industry  
 offensive industry  
 light industries  
 high technology industries  
 home industry  
 general industries

(LAND USE terms OUTSIDE industry group term)

boat building and repair facilities  
 vehicle body repair workshops  
 vehicle repair stations

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

**heavy industrial storage establishments**  
 hazardous storage establishments  
 liquid fuel depots  
 offensive storage establishments

(LAND USE terms WITHIN storage premises group term)

**storage premises**  
 self storage units

(LAND USE terms OUTSIDE storage premises group term)

depots  
 warehouse or distribution centres

(LAND USE terms WITHIN sewerage system group term)

**sewerage systems**  
 biosolids treatment facilities  
 sewage reticulation systems  
 sewage treatment plants  
 water recycling facilities

(LAND USE terms WITHIN waste or resource management facility group term)

**waste or resource management facilities**  
 resource recovery facilities  
 waste disposal facilities  
 waste or resource transfer stations

(LAND USE terms WITHIN water supply system group term)

**water supply systems**  
 water reticulation systems  
 water storage facilities  
 water treatment facilities

(LAND USE terms WITHIN air transport facility group term)

**air transport facilities**  
 airport  
 heliport

(LAND USE terms OUTSIDE air transport facility group term)

airstrip  
 helipad

(Other LAND USE terms relating to infrastructure)

car parks  
 electricity generating works  
 freight transport facilities  
 passenger transport facilities  
 port facilities  
 roads  
 transport depots  
 truck depots  
 wharf or boating facilities

(LAND USE terms WITHIN educational establishment group term)

**educational establishments** [eg. TAFE establishment, etc.]  
 schools

(LAND USE terms WITHIN health services facility group term)

**health services facilities**  
 hospitals  
 medical centres  
 health consulting rooms

(Other LAND USE terms relating to community infrastructure)

Rural	Residential	Business	Industrial	SP3	Recre'n	Env Prot'n	Waterways
RU1 Primary Production	R1 General Residential	B1 Neighbourhood centre	IN1 General Industrial	SP3 Tourist	RE1 Public Recreation	E2 Environmental conservation	W1 Natural Waterways
RU2 Rural Landscape	R2 Low Density Residential	B2 Local centre	IN2 Light Industrial		RE2 Private Recreation	E3 Environmental Management	W2 Recreational Waterways
RU3 Forestry	R3 Medium Density Residential	B3 Commercial Core	IN3 Heavy Industrial			E4 Environmental Living	W3 Working Waterways
RU4 Primary Production Small Lots	R4 High Density Residential	B4 Mixed Use	IN4 Working Waterfront				
RU5 Village	R5 Large Lot Residential	B5 Business Development					
RU6 Transition		B6 Enterprise corridor					

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

	Rural						Residential					Business							Industrial				SP3	Recr'n		Env Prot'n			Waterways			
	RU1	RU2	RU3	RU4	RU5	RU6	R1	R2	R3	R4	R5	B1	B2	B3	B4	B5	B6	B7	IN1	IN2	IN3	IN4	SP3	RE1	RE2	E2	E3	E4	W1	W2	W3	
child care centres	X				c		c		c	c	c	c	c	c	c	c	c	c							X							
community facilities	C				c		c		c	c	c	c	c	c	c	c	c	c							C	c						
correctional centres	C				C						X							X							X							
emergency services facilities	I	I	I	I	I						C	I	I	I	I	I	I	I	I	I	I	I			X							
industrial training facilities	C				C						X								C	C					X							
information and education facilities	C				C						C	C	C	C											C							
places of public worship	X				c		c		c	c	C														X							
public administration building	X				C						X														X							
research stations	C				C						X														X							
respite day care centres	X				c		c		c	c	C	c	c	c	c	c	c	c							X							
<b>(LAND USE terms WITHIN signage group term)</b>																																
<b>signage</b>	X				C						X														X							
advertising structure	X				C						X														X							
building identification sign	C				C						C														C							
business identification sign	C				C						C														C							
<b>(LAND USE terms relating to recreation)</b>																																
boat launching ramps	C				C						C											c			C							
boat sheds	C				C						C														C							
charter & tourism boating facilities	X				C						X														C							
environmental facilities	C				C						C														c							
jetties	C				C						C											c			C							
marinas	X				X						X														X						c	
mooring	X				X						X														X							
mooring pens	X				X						X														X							
recreation areas	C				c						C														c	c						
recreation facilities (indoor)	X				c						X	C	C	C											C	C						
recreation facilities (major)	C				C						X														C		X		X			
recreation facilities (outdoor)	C				c						C														C	c						
water recreation structures	C				C						C														C							
<b>(Other miscellaneous LAND USE terms)</b>																																
cemetery	C				C						C														X							
crematorium	C				C						X														X							
environmental protection works	o				O						O														o							
exhibition homes	X				C						C														X							
exhibition villages	X				C						C														X							
extractive industries	c				X						X														X							
flood mitigation works	C				C						C														C							
mortuaries	X				C						X														X							
open cut mining	C				X						X														X							
<b>(OTHER LAND USES)</b>																																
development which cannot be characterised into any land uses defined in the SI	X				C						C														X							

**Note 1.** 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.

**Note 2.** 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.

**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.

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		RU1 Primary Production	RU2 Rural Landscape	RU3 Forestry	RU4 Primary Production Small Lots	RU5 Village	RU6 Transition	R1 General Residential	R2 Low Density Residential	R3 Medium Density Residential	R4 High Density Residential	R5 Large Lot Residential	B1 Neighbourhood centre	B2 Local centre	B3 Commercial Core	B4 Mixed Use	B5 Business Development	B6 Enterprise corridor	B7 Business Park	IN1 General Industrial	IN2 Light Industrial	IN3 Heavy Industrial	IN4 Working Waterfront	SP3 Tourist	RE1 Public Recreation	RE2 Private Recreation	E2 Environmental conservation	E3 Environmental Management	E4 Environmental Living	W1 Natural Waterways	W2 Recreational Waterways	W3 Working Waterways				
<b>Is the zone used?</b> [please select Y/N for each zone]		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
<b>(LAND USE terms WITHIN agriculture group term)</b>																																				
<b>agriculture</b>		C				X					X													X												
aquaculture		C				X					X													X												
extensive agriculture [eg. grazing of livestock, etc.]		O	O			X					X													X												
bee keeping		O	O			X					X													X												
dairy (pasture-based)		O	O			X					X													X												
intensive livestock agriculture [eg. poultry farms, etc.]		C				X					X													X												
feedlots		C				X					X													X												
dairies (restricted)		C				X					X													X												
intensive plant agriculture [eg. cultivation of irrigated crops]		C				X					X													X												
horticulture		C				X					X													X												
turf farming		C				X					X													X												
viticulture		C				X					X													X												
<b>(LAND USE terms OUTSIDE agriculture group term)</b>																																				
animal boarding or training establishments		C				C					X													X												
farm buildings		C				X					X													X												
forestry		C				X					X													X												
<b>(LAND USE terms WITHIN residential accommodation group term)</b>																																				
<b>residential accommodation</b>		X				C					X													X												
attached dwellings		X				C				C	X													X												
boarding houses		X				C				C	C	C	C	C	X	C	C							X												
dual occupancies		C				C					C													X												
dual occupancies (attached)		C				C					C													X												
dual occupancies (detached)		X				C					C													X												
dwelling houses		C	C			C	C	C	C	C	C													X								C	C			
group homes		X				C				C	C	C	C	C	A	C								X												
group homes (permanent)		X				C				C	C	C	C	A	C									X												
group homes (transitional)		X				C				C	C	C	A	C										X												
hostels		X				C				C	X													X												
multi dwelling housing		X				C				C	X													X						X	X			X	X	
residential flat buildings		X				C				C	X													X						X	X			X	X	
rural worker's dwellings		C				X					X													X												
secondary dwellings		X				C				A	A	A	A	A										X												
semi-detached dwellings		X				C				C	X													X												
seniors housing		X				C				C	X													X												
residential care facilities		X				C				C	X													X												
shop top housing		X				C				C	X	C	C											X												
<b>(LAND USE terms OUTSIDE residential accommodation group term)</b>																																				
home-based child care		O				O				O														X												
home business		C				C					C													X												
home occupations		O	O			O	O			O														X							O	O				
home occupation (sex services)		C				C					C													X												
<b>(LAND USE terms WITHIN tourist and visitor accommodation group term)</b>																																				
<b>tourist and visitor accommodation</b>		X				C				X														C	X											
backpackers' accommodation		X				C				X														C	X											
bed & breakfast accommodation		C				C					C													C	X											
farm stay accommodation		C				X					X													C	X											
hotel or motel accommodation		X				C					X													C	X					X					X	
serviced apartments		X				C					X													C	X											
<b>(LAND USE terms OUTSIDE tourist and visitor accommodation group term)</b>																																				
camping grounds		C				C					C													X												
caravan parks		C				C					C													X												
eco-tourist facilities		C				C					C													X												
<b>(LAND USE terms WITHIN commercial premises group term)</b>																																				
<b>commercial premises</b>		X				C				X														X												
business premises [eg. banks, post offices, hairdressers, etc.]		X				C				X	C	C	C	C										X					X							
funeral homes		X				C				X	C	C	C	C										X					X							
office premises		X				C				X														X												
retail premises		X				C				X														X												
bulky goods premises		X				C				X														X												
cellar door premises		C				X				X														X												
food & drink premises		X				C				X														C	X											
pubs		X				C				X														C	X											
restaurants or cafes		X				C				X														C	X											
take-away food & drink premises		X				C				X														C	X											
garden centres		X				C				X														X												
hardware & building supplies		X				C				X														X												
kiosks		X				C				X														C	C	X										
landscaping material supplies		C				C				X														X												
markets		X				C				X														X												
plant nurseries		C				C				X														X												
roadside stalls		C				X					C													X												
rural supplies		X				C				X														X												
shops		X				C				X														X												
neighbourhood shops		X				C				C														X												
timber yards		X				C				X														X												
vehicle sales or hire premises		X				C				X																										

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	Rural						Residential					Business							Industrial				SP3	Rec'n		Env Prot'n			Waterways								
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<b>Is the zone used?</b> [please select Y/N for each zone]	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
highway service centres	X				C					X														X													
industrial retail outlets	X				C					X														X													
registered clubs	X				C					X			C	C	C									X													
restricted premises	X				C					X		C	C	C										X		X			X	X		X					
service stations	X				C					X		C												X		X	X	X	X		X		X				
sex services premises	X				C					X														X													
veterinary hospitals	C				C					C														X													
wholesale supplies	X				C					X														X													
<b>(LAND USE terms WITHIN rural industry group term)</b>																																					
<b>rural industries</b> [eg. use of composting facilities and works]	C				C					X														X													
agricultural produce industries	C				C					X														X													
livestock processing industries	C				C					X														X													
sawmill or log processing industries	C				C					X														X													
stock & sale yards	C				C					X														X													
<b>(LAND USE terms WITHIN industry group term)</b>																																					
<b>industries</b>	X				C					X														X		X	X	X	X	X	X	X	X				
heavy industries	X				X					X													C	X	X	X	X	X	X	X	X	X	X	X			
hazardous industry	C				X					X													C	X	X	X	X	X	X	X	X	X	X	X			
offensive industry	C				X					X													C	X	X	X	X	X	X	X	X	X	X	X			
light industries	X				C					X						C	C	C	C	C	C	C		X	X	X	X	X	X	X	X	X	X	X			
high technology industries	X				C					X						C	C	C	C	C	C	C		X	X	X	X	X	X	X	X	X	X	X			
home industry	C				C					C						C	C	C	C	C	C	C		X	X	X	X	X	X	X	X	X	X	X			
general industries	X				C					X								C		C			X	X	X	X	X	X	X	X	X	X	X	X			
<b>(LAND USE terms OUTSIDE industry group term)</b>																																					
boat building and repair facilities	X				C					X												C		X												C	
vehicle body repair workshops	X				C					X														X													
vehicle repair stations	X				C					X														X													
<b>(LAND USE terms WITHIN heavy industrial storage establishment group term)</b>																																					
<b>heavy industrial storage establishments</b>	C				X					X														X													
hazardous storage establishments	C				X					X													C	X													
liquid fuel depots	C				C					X														X													
offensive storage establishments	C				X					X													C	X													
<b>(LAND USE terms WITHIN storage premises group term)</b>																																					
<b>storage premises</b>	X				C					X														X													
self storage units	X				C					X														X													
<b>(LAND USE terms OUTSIDE storage premises group term)</b>																																					
depots	C				C					X													C	C	C		X										
warehouse or distribution centres	X				C					X						C	C	C	C	C	C	C		X	X	X	X	X	X	X	X	X	X	X			
<b>(LAND USE terms WITHIN sewerage system group term)</b>																																					
<b>sewerage systems</b>	C				C					X														X													
biosolids treatment facilities	I	I			I	C				X													I	I		X											
sewage reticulation systems	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I		
sewage treatment plants	I	I			I	C				X													I	I		X											
water recycling facilities	I	I			I	C				C													I	I		C											
<b>(LAND USE terms WITHIN waste or resource management facility group term)</b>																																					
<b>waste or resource management facilities</b>	I	I			C					X													I	I		X											
resource recovery facilities	I	I			C					X													I	I		X											
waste disposal facilities	I	I			X					X													I	I		X											
waste or resource transfer stations	I	I			C					C						I	I						I	I	I	I	I		X								
<b>(LAND USE terms WITHIN water supply system group term)</b>																																					
<b>water supply systems</b>	C				C					C														X													
water reticulation systems	O				O					O														O													
water storage facilities	C				C					C														X													
water treatment facilities	C				C					X														X													
<b>(LAND USE terms WITHIN air transport facility group term)</b>																																					
<b>air transport facilities</b>	C				X					X														X													
airport	C				X					X														X													
helipad	C				X					X														X													
<b>(LAND USE terms OUTSIDE air transport facility group term)</b>																																					
airstrip	C				X					X														X													
helipad	C				C					X														X													
<b>(Other LAND USE terms relating to infrastructure)</b>																																					
car parks	X				C					X														X													
electricity generating works	I	I	I	I	X					X													I	I		X											
freight transport facilities	C				C					X													C	C		X											
passenger transport facilities	X				C					C						C	C	C	C	C	C			X													
port facilities	X				X					X														X													C
roads	O				O					O														O													
transport depots	X				C					X														X													
truck depots	X				C					X														X													
wharf or boating facilities	X				X					X														X													C
<b>(LAND USE terms WITHIN educational establishment group term)</b>																																					
<b>educational establishments</b> [eg. TAFE establishment, etc.]	X	I			I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	C	C	C	I	I	I		X					I		
schools	X	I			I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	C	C	C	I	I	I		X					I		
<b>(LAND USE terms WITHIN health services facility group term)</b>																																					
<b>health services facilities</b>	X				I	I	I	I		I	I	I	I	I	I	I	I	I	I	I	I	I		X													
hospitals	X				I	I	I	I		I	I	I	I	I	I	I	I	I	I	I	I	I		X													
medical centres	X				I	I	I	I		I	I	I	I	I	I	I	I	I	I	I	I	I	C	C	C	I	I	I		X							
health consulting rooms	X				I	I	I	I		I	I	I	I	I	I	I	I	I	I	I	I	I		X					</								

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child care centres	X				c		c		c	c	c	c	c	c	c	c	c	c							X								
community facilities	C				c		c		c	c	c	c	c	c	c	c	c	c							C	c							
correctional centres	C				C						X							X							X								
emergency services facilities	I	I	I	I	I						C	I	I	I	I	I	I	I	I	I	I	I			X								
industrial training facilities	C				C						X								C	C					X								
information and education facilities	C				C						C	C	C	C											C								
places of public worship	X				c		c		c	c	C														X								
public administration building	X				C						X														X								
research stations	C				C						X														X								
respite day care centres	X				c		c		c	c	C	c	c	c	c	c	c	c							X								
<b>(LAND USE terms WITHIN signage group term)</b>																																	
<b>signage</b>	X				C						X														X								
advertising structure	X				C						X														X								
building identification sign	C				C						C														C								
business identification sign	C				C						C														C								
<b>(LAND USE terms relating to recreation)</b>																																	
boat launching ramps	C				C						C											c			C								
boat sheds	C				C						C														C								
charter & tourism boating facilities	X				C						X														C								
environmental facilities	C				C						C														c								
jetties	C				C						C											c			C								
marinas	X				X						X														X							c	
mooring	X				X						X														X								
mooring pens	X				X						X														X								
recreation areas	C				c						C														c	c							
recreation facilities (indoor)	X				c						X	C	C	C											C	C							
recreation facilities (major)	C				C						X														C		X						
recreation facilities (outdoor)	C				c						C														C	c					X		
water recreation structures	C				C						C														C								
<b>(Other miscellaneous LAND USE terms)</b>																																	
cemetery	C				C						C														X								
crematorium	C				C						X														X								
environmental protection works	o				O						O														o								
exhibition homes	X				C						C														X								
exhibition villages	X				C						C														X								
extractive industries	c				X						X														X								
flood mitigation works	C				C						C														C								
mortuaries	X				C						X														X								
open cut mining	C				X						X														X								
<b>(OTHER LAND USES)</b>																																	
development which cannot be characterised into any land uses defined in the SI	X				C						C														X								

**Note 1.** 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.

**Note 2.** 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.

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