
Fact Sheet: Land Use Tables and Group Terms

WHAT IS A LAND USE TABLE?

A Land use table identifies the objectives of the zone, and the land uses permitted or prohibited in the zone. Part 2 of the Written Instrument has the Land Use Table for each zone.

WHY DO I NEED TO USE THE LAND USE TABLE?

The land use table will show what land use activities or buildings you can undertake on your land. Within each zone land uses are listed as:

- Permitted without consent (i.e. you do not need Council approval subject to meeting specific controls)
- Permitted with consent (i.e. you need Council approval before commencing the activity or building)
- Prohibited (i.e. the land use is not allowed in the zone)

The Dictionary at the back of the Written Instrument defines the land use terms.

WHAT ARE GROUP TERMS?

A “group term” is a number of land use terms that are broadly related by their definition and grouped. For example, ‘Residential Accommodation’ is the group term and includes the following sub-terms: group home, seniors housing, attached dwelling, boarding house, dual occupancy, dwelling house, hostel, multi dwelling housing, residential flat building, rural workers dwellings, secondary dwellings, semi-detached dwelling and shop top housing.

EXAMPLE OF GROUP TERMS

- agriculture
- residential accommodation
- air transport facility
- rural industry
- commercial premises
- sewerage system
- educational establishment
- signage
- health services facility

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- storage premises
- heavy industrial storage premises
- tourist and visitor accommodation
- industry
- water supply system
- waste or resource management facility

HOW DO GROUP TERMS WORK IN THE LAND USE TABLE?

A group term hierarchy is used. This which means that some sub-terms do not then need to be listed in the land use tables despite the fact that they may be prohibited or permissible in a zone. The purpose of this approach is to avoid specifically listing individual uses.

Not all land uses under a group term are appropriate for a particular zone. Therefore, all the land uses that meet the zone objectives are pulled out of the group term and listed in 'permitted with consent' and the overall group term is listed in the 'prohibited' item to ensure all other land uses associated with the group term are prohibited. This can also work in reverse, in which the group term is permitted and certain land uses are pulled out and listed in the prohibited item.

For further information on group terms, please view the Fact Sheet prepared by the Department of Planning and Infrastructure (Practice Note PN11-003 Preparing LEPs Using the Standard Instrument: definitions).

WHAT IS AVAILABLE TO HELP ME UNDERSTAND THE LAND USE TABLE?

A land use matrix* is available to assist with understanding the permitted and prohibited land uses within each zone. The matrix* is a visual interpretation of the land use tables and does not form part of the Draft LEP 2010 legal instrument.

The land use matrix* can be viewed on Councils website at <http://www.wagga.nsw.gov.au/>

HOW DO I USE THE LAND USE MATRIX*?

1. Identify your zone (each zone is listed on the top row)
2. Identify the relevant land use (listed on the left side)
3. Use the legend to identify whether the land use is:
 - Permitted without consent (do not need Council approval subject to meeting certain requirements)

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- Permitted with consent (Council approval required)
- Prohibited (the land use is not allowed in the zone)
- Permitted under a State Environmental Planning Policy (SEPP) – and therefore not included in the matrix*

WHAT DO I DETERMINE IF MY LAND USE IS PERMITTED UNDER A SEPP?

To determine if your land use is permitted under a SEPP you will need to refer to the relevant State Environmental Planning Policy. These can be found at <https://www.planningportal.nsw.gov.au/understanding-planning/legislation/state-environmental-planning-policies/list-state-environmental>.

FURTHER INFORMATION

For further information regarding Land Use Tables please contact Council's Strategic Planning Section on 1300 292 442.

* The land use matrix must be read in conjunction with the land use tables in the Wagga Wagga Local Environmental Plan 2010, as amended. Wagga Wagga City Council does not warrant the accuracy or completeness of the information within the matrix. Any person using or relying upon the matrix does so on the basis that Wagga Wagga City Council does not accept responsibility or liability for any errors, faults, defects or omissions within the matrix.