

Local Planning

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Related	PNs 06-002, 09-002, 09-005, 11-001, 11-002, 11-003

Amendment to the Standard Instrument (Local Environmental Plans) Order 2006

The purpose of this circular is to advise planning authorities of an amendment to the Standard Instrument for principal local environmental plans that was published 25 February 2011.

Introduction

The *Standard Instrument (Local Environmental Plans) Amendment Order 2011* (the amending order) was made and published on 25 February 2011. It amends the *Standard Instrument (Local Environmental Plans) Order 2006 (SI order)* including the *Standard Instrument—Principal Local Environmental Plan* (the Standard Instrument).

This amendment is based on matters raised during the drafting of standard LEPs and the feedback received from stakeholders during the exhibition of the *Potential Amendments to the Standard Instrument - Options Paper 2010*.

The primary objective of the amending order is to improve the efficiency of delivery of standard LEPs and it aims to:

- clarify the intention of zones through new and amended directions, objectives, mandatory land uses, and the renaming of the RU4 zone
- update clauses to conform with changes in legislation including the *Heritage Act*, and State Environmental Planning Policies (SEPPs) made subsequent to the SI order and
- ensure existing land use terms do not overlap across definitions and the relationship between definitions is clearer, through the inclusion of new terms, amendments to existing terms, and cross referencing the group term/sub-term relationships.

This circular outlines how the amending order will be implemented. The main amendments to the Standard Instrument are summarised in Attachments 1 and 2.

Three LEP Practice Notes have also been issued that provide further information on the standard LEP zones, clauses and definitions.

Commencement

The amending order was published 25 February 2011 and will commence immediately for all draft Standard LEPs, including those LEPs that have been exhibited, but not yet made. It does not commence for Standard Instrument LEPs that are already published on the NSW Parliamentary Counsel Office website until the 25 June 2011.

Application to published Standard Instrument LEPs

The SI order contains transitional provisions for published Standard LEPs. For these, commencement of the amending order will be deferred for a period of four months until 25 June 2011.

The Department will contact those councils with published Standard LEPs to discuss consequential amendments to be progressed through a State Environmental Planning Policy and planning proposals.

Application to draft Standard Instrument LEPs that are yet to be publically exhibited

The amending order will apply immediately to all draft LEPs.

Those draft LEPs that have been certified for public exhibition, but have not yet been placed on exhibition can be exhibited in the form they were certified. Council should discuss this with the Department at the earliest opportunity.

All draft LEPs that have not yet applied for a certificate for public exhibition will need to be in accordance with the Standard Instrument, as amended, when they are formally submitted to the Minister under section 56 (or formally submitted to the Department under the former 'plan making' provisions).

The Department is available to assist councils in working through necessary changes. Please contact your regional team who will further advise.

Application to exhibited draft Standard Instrument LEPs

Standard Instrument LEPs that are post-exhibition must be made in the form of the Standard Instrument, as amended.

Consequential amendments must be made to the draft LEP to ensure consistency with the new mandatory provisions of the amending order. These may include changes to Land Use Tables and the replacement of local provisions with provisions now covered by the SI order. Where there is no material change in policy position from these changes, the amendments can be made prior to the draft LEP being made.

Where the adoption of any new land uses or optional clauses, or any other amendment that would result in a material change to the policy position in the exhibited LEP is proposed, the council will need to seek the Department's advice regarding whether a planning proposal should be undertaken along with public consultation prior to adoption of the provisions in the LEP.

The Department is available to assist councils in working through necessary changes. Please contact your regional team who will further advise.

Further information

A copy of this planning circular and the three (updated) LEP Practice Notes on standard zones; standard clauses and standard definitions can be accessed on the Department's website at

<http://www.planning.nsw.gov.au/LocalEnvironmentalPlans/LEPPracticeNotesandPlanningCirculars/tabid/249/language/en-US/Default.aspx>

An updated version of the Standard Instrument, incorporating the changes set out in the amending Order, is available on the NSW Parliamentary Counsel's office website:

www.legislation.nsw.gov.au under 'Browse A-Z In Force'.

A copy of the amending order is also available on the legislation website under 'Browse A-Z As Made'.

List of attachments

Attachment 1 – Summary of key changes
Attachment 2 – Comparison of previous and amended land use terms and hierarchy

Authorised by:

Sam Haddad
Director General

Important note: This circular does not constitute legal advice. Users are advised to seek professional advice and refer to the relevant legislation, as necessary, before taking action in relation to any matters covered by this circular.

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Attachment 1 – Summary of key changes

Clarifying the intent of zones

RURAL ZONES

Zone RU1 Primary Production

- *intensive livestock agriculture* and *intensive plant agriculture* have both been added to the Direction to ensure these uses are included in the Land Use Table as either permitted with or without consent

Zone RU4 Primary Production Small Lots

- *Rural Small Holdings* has been renamed *Primary Production Small Lots* to clarify it is a rural zone for agricultural uses, not a pseudo-residential zone
- to assist in this clarification, the objective relating to minimising the fragmentation and alienation of resource lands has been replaced with a new objective to encourage and promote diversity and employment opportunities in relation to primary industry enterprises – particularly those that require smaller lots or that are more intensive in nature
- *intensive plant agriculture* has been added to the Direction to be included in the Land Use Table as either permitted with or without consent
- *plant nursery* is mandated as permitted with consent

Zone RU5 - Village

- *respite day care centres* are mandated as permitted with consent

RESIDENTIAL ZONES

Zones R1 - General Residential, R3 – Medium Density Residential, and R4 – High Density Residential

- *respite day care centres* are mandated as permitted with consent

BUSINESS ZONES

Zone B1 Neighbourhood Centre

- *respite day care centres* and *medical centres* are mandated as permitted with consent

Zones B2 – Local Centre, B3 – Commercial Core, and B4 Mixed Use

- *respite day care centres* and *medical centres* are mandated as permitted with consent
- *commercial premises* replaces *business premises*, *office premises*, and *retail premises*

are included as mandated permitted with consent

- *restricted premises*, previously covered by either *retail premises* or *business premises* (so there is no policy change to its presence in these zones) is included as mandated permitted with consent

Zone B5 – Business Development

- *specialist retail uses* is replaced by *bulky goods premises* in the first mandated zone objective
- *respite day care centres*, *bulky goods premises*, *garden centres*, *hardware and building supplies*, and *landscaping materials supplies* are mandated as permitted with consent

Zone B6 - Enterprise Corridor

- Provide for the previous partial zone objective of “residential uses but only as part of a mixed use development” by directing that this must be included as an objective only where any type of residential accommodation is permitted in the zone
- *landscape and building supplies* and *timber and building supplies* are replaced by the following *garden centres*, *plant nursery*, *hardware and building supplies* and *landscaping materials supplies* which are mandated permitted with consent

Zone B7 – Business Park

- *respite day care centres* is mandated as permitted with consent

INDUSTRIAL ZONES

Zone IN1 - General Industrial

- a new objective has been included to highlight that the purpose of industrial zones is for industrial uses
- *industrial training facility* and *general industry* are mandated permitted with consent

Zone IN2 Light Industrial

- a new objective has been included to highlight that the purpose of industrial zones is for industrial uses
- *industrial training facility* is mandated permitted with consent to assist with vocational training associated with industrial and certain rural uses

Zone IN3 Heavy Industrial

- a new objective has been included to highlight that the purpose of industrial zones is for industrial uses
- *general industry* is mandated permitted with consent

ENVIRONMENT AND WATERWAYS ZONES

Zone E2 - Environmental Conservation

- *restricted premises* are prohibited

Zone W1 - Natural Waterways,

- *restricted premises* are prohibited

Zone W3 - Working Waterways

- *wharf or boating facility* is permitted with consent for consistency with the Infrastructure SEPP

LAND USE TABLE DIRECTIONS

- direction 5 inserted to clarify which terms in the Dictionary are land use terms and may be included in the Land Use Tables
- direction 4 inserted to identify that *respite day care centres* must be permitted wherever a *child care centre* is permitted in the Land Use Table

New and amended clauses

Clause 2.6 Subdivision Consent

- requirements have been amended so controls relating to minor boundary adjustments are only contained in SEPP (Exempt and Complying Development Codes)

Clause 3.3 Environmentally sensitive areas excluded

- this clause is amended to clarify that it includes land reserved under the *National Parks and Wildlife Act* in relation to exempt and complying development

Clause 4.1AA Minimum subdivision lot size for community title schemes

- addition of a new optional clause to address the minimum size of lots in these schemes if councils choose, given the removal of wording relating to community title and strata lots in certain residential accommodation definitions

Clause 5.4 Controls relating to miscellaneous permissible uses

- to simplify the floor area calculation for *secondary dwellings* and *industrial retail outlets* and to correct typographical errors

Clause 5.5 Development within the coastal zone

- insert a subclause at the end of the clause to include the consideration of coastal hazards

Clause 5.8 Conversion of fire alarms

- changed the name of *NSW Fire Brigades* to *Fire and Rescue NSW*

Clause 5.9 Preservation of trees and vegetation

- clause amended to make compulsory (apart from subclause (9) being optional)
- amended to include biodiversity values in the zone objective
- clarify the relationship to clause 5.10 dealing with heritage
- enable councils to seek consent for the clearing of native vegetation in certain limited circumstances

Clause 5.9AA Trees or vegetation not prescribed by development control plan

- a new clause has been added dealing with trees or vegetation not prescribed by a Development Control Plan to permit certain works without consent

Clause 5.10 Heritage Conservation

- the clause has been amended to clarify the terminology to separate out *Aboriginal place of heritage significance* and *Aboriginal object* from other heritage items that need to be described in Schedule 5
- documentation required is generally made broader and more flexible through a *heritage management document*
- there is now clarification about development consent being required for non structural changes to anything inside a heritage listed item that is specified in Schedule 5
- new directions have been added regarding what needs to be mapped and what may be mapped, as well as the use, layout and content of Schedule 5

Clause 5.13 Eco-tourist facilities

- a new clause is included to assist councils in determining this form of development, and that only needs to be included where this type of use is permitted through the Land Use Table

Dictionary terms

New, renamed and amended definitions

These have been provided for application in appropriate zones, or to support amendments to mandated provisions, in response to submissions made to the Department:

- ***Aboriginal place of heritage significance*** has been renamed from *place of Aboriginal significance* to cluster related Aboriginal heritage terms in the Dictionary for ease of use;

- **agricultural produce industry** now includes reference to *wineries* in its definition;
- **attached dwelling, dual occupancy, multi dwelling housing, secondary dwelling and semi-detached dwelling** no longer contain the wording ‘(not being an individual lot in a strata plan or community title scheme).’ This enables councils to approve attached dwellings on such lots if deemed appropriate for their council area. A new optional clause 4.4AA has been included in the Order for councils who wish to retain control over community title lot size for certain residential accommodation;
- **archaeological site** is now the same as the definition in the *Heritage Act*, and no longer makes reference to the Heritage Map or listing in Schedule 5;
- **bed and breakfast accommodation** now includes a reference that this use can only be considered where there is an *existing* dwelling. This is to avoid situations where, for example, a development application is lodged for a *bed and breakfast accommodation* in zones where dwelling houses may no longer be permitted;
- **beekeeping** already exists as part of *extensive agriculture* but is now to be defined as a new stand alone land use, so it can be permitted if appropriate in areas not suited to broader agricultural activities such as in forestry areas;
- **boat building or repair facilities** has been renamed to clarify it covers more than ‘repair’, by specifically referencing ‘boat building’;
- **brothel** now provides a note directing readers to the definitions of *home occupation (sex services)* and *sex services premises*;
- **building height** (or **height of building**) has been amended to be consistent with the Codes SEPP, removing the words ‘at any point.’ The definition of *ground level (existing)* which *building height* references means the existing level of a site at any point;
- **bulky goods premises** is included in the group term ‘retail premises’ and now requires applicants to meet *both* parts (a) and (b). It also includes some examples of what might constitute bulky goods including floor and window supplies, swimming pools and equestrian supplies;
- **business premises** now clarifies that it includes a *funeral home* and excludes *entertainment facilities, restricted premises, medical centres* and other land uses;
- **camping ground** exists as part of the definition of *caravan park* but is now to be clearly provided as a stand alone use, so it can be permitted if appropriate in areas of environmental sensitivity where *caravan parks* may not be suitable;
- **cellar door premises** has been amended to change the requirement that *all* of the wine offered for sale is produced in a winery situated on that land or produced predominantly from grapes grown in the local area, to *most* to enable greater flexibility;
- **cemetery** now includes provision for pets and clarifies it can contain an associated building for conducting memorial services;
- **coastal hazard** is included to assist in the application of a new subclause included in Clause 5.5 *Development within the coastal zone*;
- **coastal protection works** is not a Land Use Table term, but is separated from the definition of *environmental protection works* as its permissibility is covered through the Infrastructure SEPP;
- **commercial premises** is a new group term including *retail, office* and *business premises*;
- **crematorium** clarifies it could contain an associated building for conducting memorial services;
- **dairy (restricted)** has been renamed from restricted dairy in order to cluster related uses in the Dictionary for ease of use. Clarification has also been provided that it is a type of *intensive livestock agriculture*. The term has been renamed wherever it occurs, such as in the definition of *intensive livestock agriculture*;
- **demolish** in relation to heritage matters specifically includes *Aboriginal objects* which previously were considered through the term *heritage item* (now amended);
- **dual occupancy** is a new group term including **dual occupancy (attached)** and **dual occupancy (detached)**. This change confirms that the two types of *dual occupancy* can be separately applied;
- **eco-tourist facility** is a new term that caters for low impact tourist use located in or adjacent to an area with special ecological or cultural features . A number of non-Standard Instrument LEPs contain a similar use;
- **emergency service organisation** is amended to replace *New South Wales Fire Brigades* with *Fire and Rescue NSW* to reflect the change in name of the emergency service organisation. Note that the change in name will also occur in *Clause 5.8 Conversion of Fire Alarms*;
- **extensive agriculture** now has the addition of *dairy (pasture-based)* in its grouping;

- **feedlot** now includes the addition of ‘fibre products’;
- **food and drink premises** no longer refers to “milk bar” and references *restaurant and café* which was renamed from *restaurant*;
- **funeral home** has been amended to include facilities for memorial services, removing the need for *funeral chapel*;
- **garden centre, landscaping material supplies** and **plant nursery** are new terms which separate the growing component from supplies and garden centres that were in the superseded definition *landscape and garden supplies*. This enables them to be considered individually in different zones providing more flexibility for councils and proponents;
- **general industry** is to be used for industrial uses that are not considered to be light or heavy industry;
- **hardware and building supplies** is a renamed and amended term based on the previous *timber and building supplies* definition. **timber yards** is a stand alone land use enabling councils to consider permitting it in certain industrial or other zones if suited;
- **health consulting rooms** has been amended, removing the partnership requirements, and enabling more flexibility by having more than three health care professionals in the practice, provided only three are working at any one time to ensure impacts are in keeping with residential amenity;
- **heavy industrial storage establishment** is a new group term including *hazardous storage establishments, offensive storage establishments* and *liquid fuel depots*;
- **heritage conservation area** deletes the reference to *Aboriginal place of heritage significance* as Aboriginal heritage is now dealt with separately;
- **heritage item** has been amended to remove the compulsory nature of having to be identified in three places correctly in order to fulfil the criteria. The key location for heritage items is now Schedule 5, although they may still be mapped. Reference is also made to the council inventory which informed the listing;
- **heritage management document** is provided to inform users that there will be more flexibility to determine the level of analysis required to support an application where heritage is involved, and reduce costs to the applicant wherever possible;
- **high technology industry** provides for certain types of established and emerging sectors that rely on technologies that are non-polluting, meaning they may be considered suitable in a variety of zones;
- **home business, home industry, home occupation** and **home occupation (sex services)** now refer to *signage* (other than a *business identification sign* for a *home business*) rather than listing types of signs individually;
- **hospital** is amended to remove the term *refreshment room* and replace it with *kiosks, restaurant or café* and *take-away food or drink premises*;
- **industrial activity** assists in interpreting industrial related definitions. It explains the processes and activities that constitute an *industry*;
- **industrial retail outlet** now clarifies that the provisions also apply to a *rural industry*;
- **industrial training facility** is a new land use term to cover vocational training in an activity (such as forklift or truck driving) associated with an *industry, rural industry, extractive industry* or *mining*;
- **industry** is a group term which has been revised to clarify that it includes *light industry, general industry* and *heavy industry*, but does not include *rural* or *extractive industries* or *mining*;
- **light industry** has been revised to clarify that it covers both a *high technology industry* and *home industry*;
- **maintenance** in relation to heritage matters now makes specific reference to *Aboriginal objects* and *Aboriginal place of heritage significance* given these terms are no longer covered by *heritage item* so they do not have to be mapped and their location detailed;
- **marina** has been amended to refer to berthing or mooring facilities, rather than any associated single mooring;
- **medical centre** has been clarified as a type of *health services facility*;
- **mooring pen** is a new land use definition to provide for the mooring or berthing of a boat, and can be used outside the application of a *marina*;
- **neighbourhood shop** has been amended to clarify that general (as opposed to specialist) merchandise can be sold where items provide for the day-to-day needs of people in the area. It is also confirmed as a type of *shop*;
- **nominated State heritage item** is a new term to assist in the interpretation of Clause 5.10(9);
- **open cut mining** and **underground mining** are new definitions recognising these different

forms of mining. *open cut mining* can be used in the Land Use Table;

- **registered club** has been amended to reflect the fact clubs are now issued club licences under the *Liquor Act 2007*;
- **relic** now refers to the definition in the *Heritage Act 1977*;
- **residential accommodation** as a group term has been clarified to detail which land use terms it covers;
- **residential care facility** has been amended to clarify it does not include a *hostel*;
- **resource recovery facility** now includes composting in its definition, aligning it with that in the Infrastructure SEPP;
- **respite day care centre** is a new land use term that has been added to ensure this important use is permissible in a wide variety of zones, to provide short-term, temporary relief for carers of people with a disability or the elderly, who might otherwise require permanent placement in a facility outside the home;
- **restaurant or cafe** has been renamed from *restaurant* and its principal purpose clarified to be the preparation and serving of food and drink on premises, to avoid confusion with *pub*. Other definitions such as *food and drink premises*, *highway service centres* and *hospitals*, which previously referenced *restaurant* have been amended to reflect this name change;
- **restricted premises** has been removed from the previous link to *business premises* and *retail premises* to avoid confusion;
- **retail premises** remains a group term but more land uses have been prescribed than was previously the case. This provides greater flexibility and opportunity for competition. It now clarifies that a *service station* is not part of the group term;
- **rural worker's dwelling** has been amended to capture a 'building or place' that is 'additional' to a dwelling house on the 'same lot' of land where *agricultural* or *rural industry* employees live, whether for short or term periods;
- **shop** now refers to the broader term 'merchandise' rather than 'general merchandise', and the hiring of this merchandise. It also includes a *neighbourhood shop*;
- **shop top housing** has had the previous wording 'or otherwise attached to' removed;
- **storage premises** now clarifies it includes *self-storage units*, but not *heavy industrial storage premises* or a *warehouse or distribution centre*;
- **telecommunications facility** has been expanded to be consistent with the Infrastructure SEPP;
- **tourist and visitor accommodation** has been clarified to specifically include *farm stay accommodation*, and exclude *camping grounds*, *caravan parks* and *eco-tourist facilities*;
- **wharf or boating facilities** is a new term that enables councils to permit facilities associated with a wharf or boating outside designated ports.

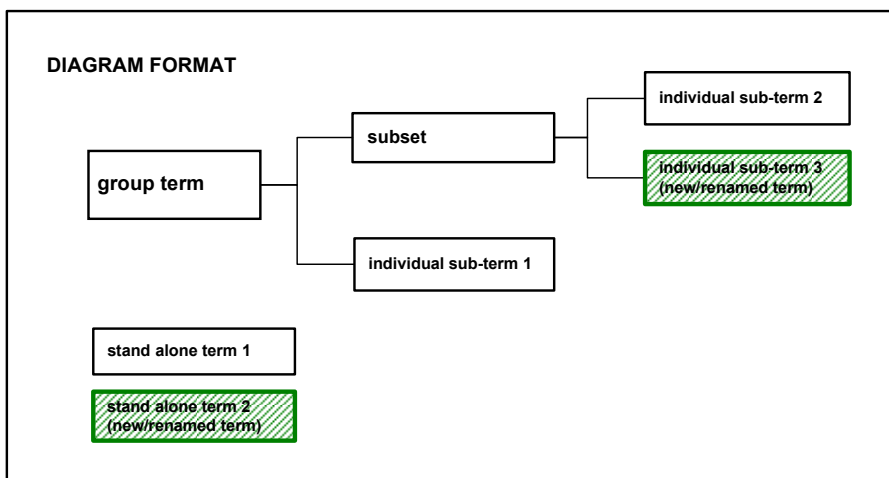
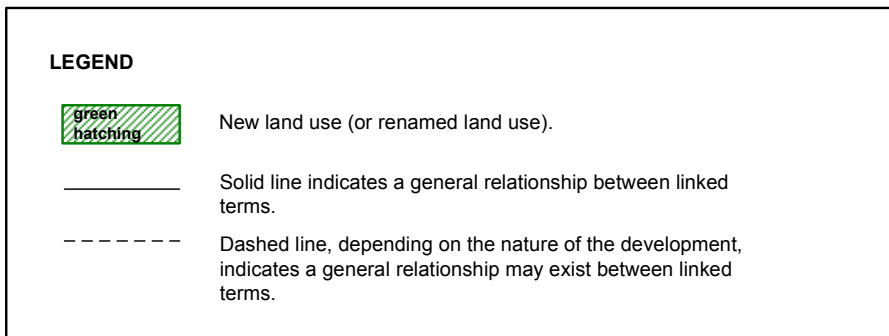
Terms consolidated or removed

- **biosolid waste application** has been removed as it is ancillary to other uses;
- **funeral chapel** has been included in the definitions of *funeral home*, *cemetery* and *crematorium*;
- **natural water based aquaculture, pond based aquaculture** and **tank-based aquaculture** have been consolidated under the definition of *aquaculture*;
- **waste management facility** is removed as it is included in the definition of *waste and resource management facility*.

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Attachment 2 - Comparison of previous and amended land use terms and hierarchy

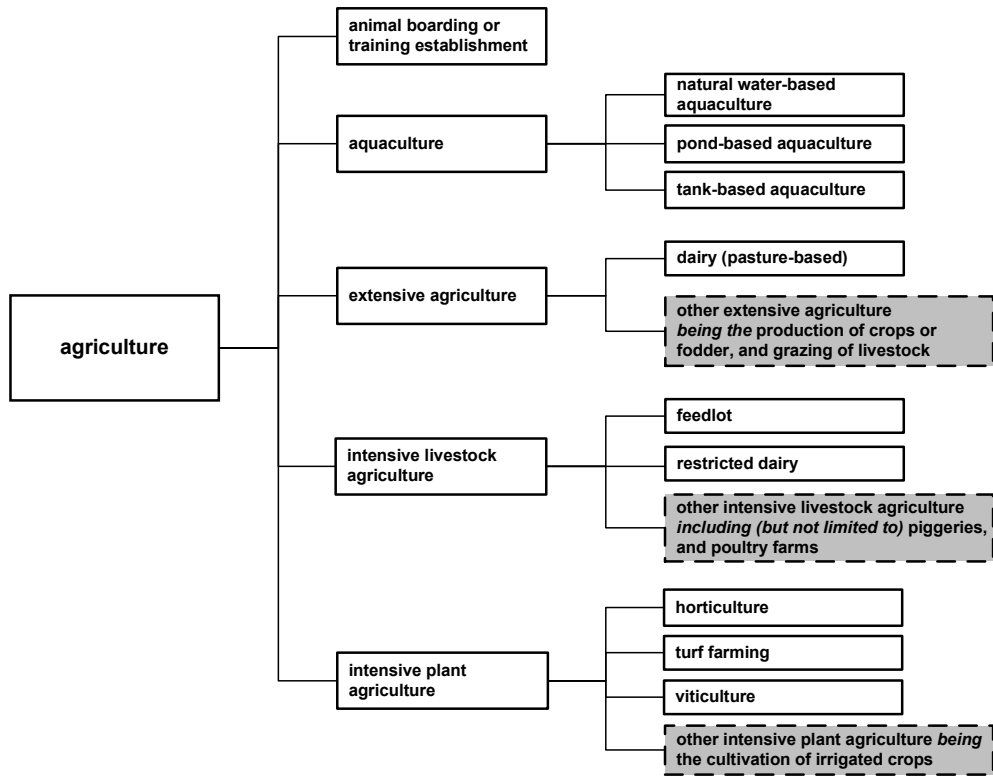
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AGRICULTURE

PRE-2011 HIERARCHY

LAND USE terms WITHIN agriculture group term:



LAND USE terms OUTSIDE agriculture group term

Examples:

- farm building
- forestry
- restriction facilities

Any sub-terms WITHIN **residential accommodation** group term:

Examples:

- rural worker's dwelling

Any sub-terms WITHIN **tourist and visitor accommodation** group term:

Examples:

- farm stay accommodation

Any sub-terms WITHIN **retail premises** group term:

Examples:

- cellar door premises
- roadside stall

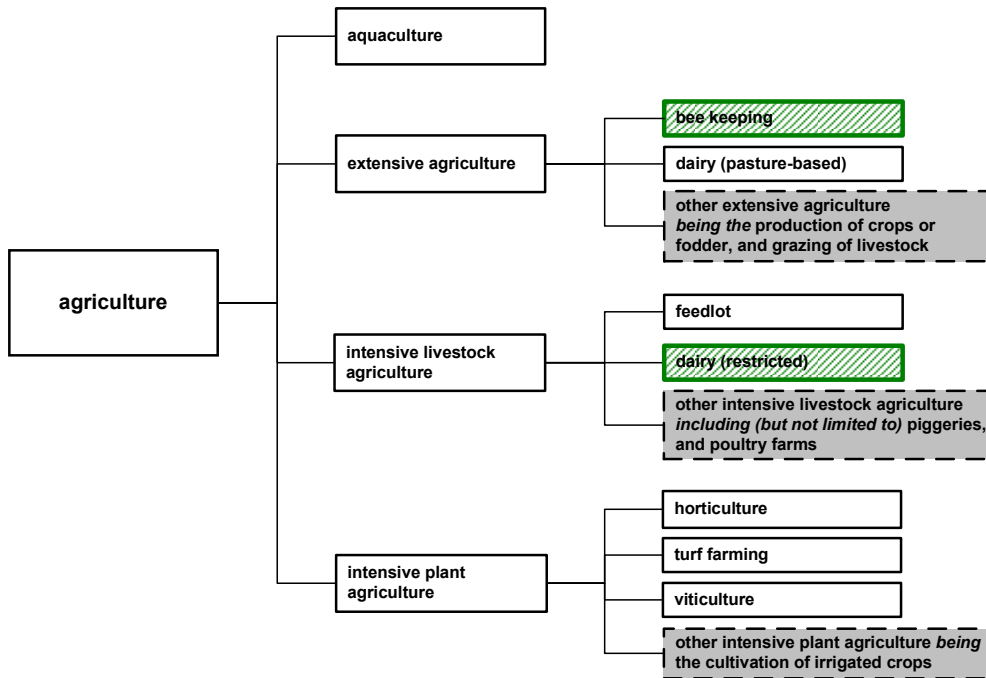
Any sub-terms WITHIN **rural industry** group term:

Examples:

- agricultural produce industry
- livestock processing industry

2011 HIERARCHY

LAND USE terms WITHIN **agriculture** group term:



LAND USE terms OUTSIDE **agriculture** group term

Examples:

animal boarding or training establishment

farm building

forestry

Any sub-terms WITHIN **residential accommodation** group term:

Examples:

rural worker's dwelling

Any sub-terms WITHIN **tourist and visitor accommodation** group term:

Examples:

farm stay accommodation

Any sub-terms WITHIN **commercial premises** group term:

Examples:

cellar door premises roadside stall

Any sub-terms WITHIN **rural industry** group term:

Examples:

agricultural produce industry livestock processing industry

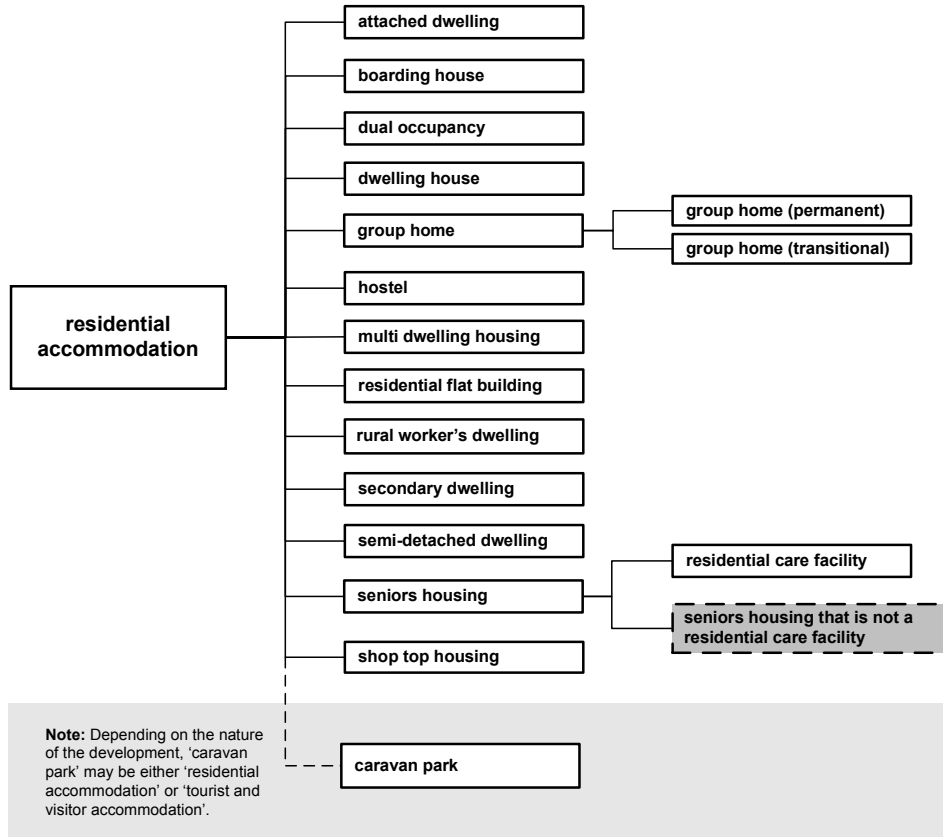
Other related term NOT to be used in LAND USE TABLES

Examples:

restriction facilities

RESIDENTIAL ACCOMMODATION PRE-2011 HIERARCHY

LAND USE terms WITHIN **residential accommodation** group term:



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

<p>Examples:</p> <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">exhibition home</div> <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">exhibition village</div> <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">home-based child care</div> <div style="border: 1px solid black; padding: 2px;">home business</div>	<p>Any sub-terms WITHIN health services facility group term:</p> <p>Examples:</p> <div style="border: 1px solid black; padding: 2px; margin-bottom: 10px;">health consulting rooms</div> <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">home occupation</div> <div style="border: 1px solid black; padding: 2px;">home occupation (sex services)</div>	<p>Any sub-terms WITHIN industry group term:</p> <p>Examples:</p> <div style="border: 1px solid black; padding: 2px; margin-bottom: 10px;">home industry</div>	<p>Any sub-terms WITHIN tourist and visitor accommodation group term:</p> <p>Examples:</p> <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">bed and breakfast accommodation</div> <div style="border: 1px solid black; padding: 2px;">serviced apartment</div>
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Other related terms NOT to be used in LAND USE TABLES

Examples:

affordable housing

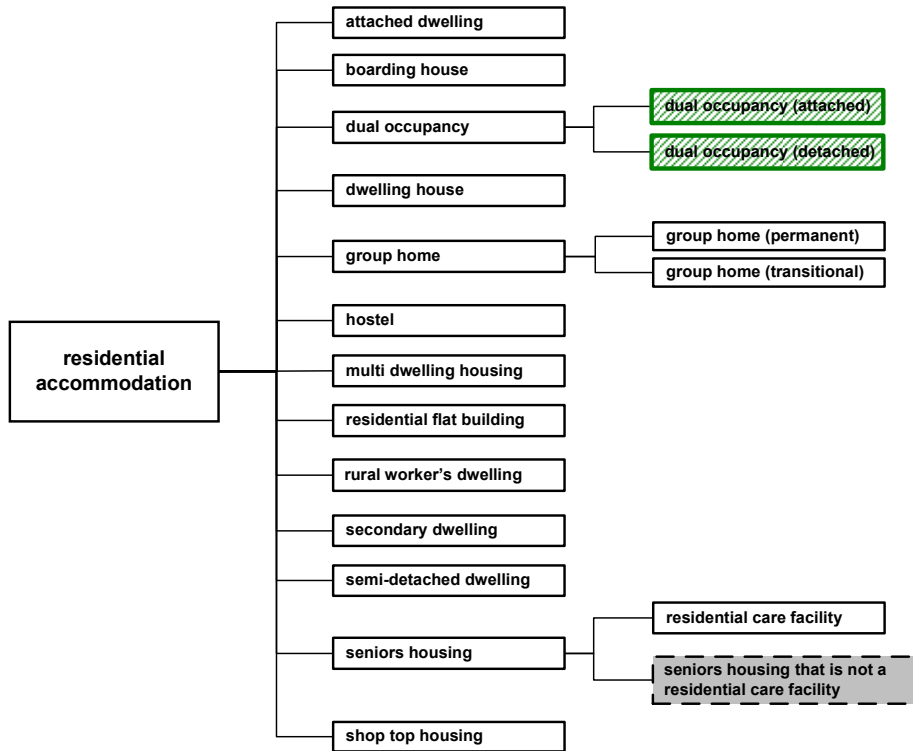
dwelling

mixed use development

moveable dwelling

2011 HIERARCHY

LAND USE terms WITHIN **residential accommodation** group term:



LAND USE terms OUTSIDE residential accommodation group term

<p>Examples:</p> <div style="border: 1px solid black; background-color: #e67e22; padding: 2px; margin-bottom: 5px;">camping ground</div> <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">caravan park</div> <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">exhibition home</div> <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">exhibition village</div> <div style="border: 1px solid black; padding: 2px;">home-based child care</div>	<p>Any sub-terms WITHIN health services facility group term:</p> <p>Examples:</p> <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">health consulting rooms</div> <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">home business</div> <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">home occupation</div> <div style="border: 1px solid black; padding: 2px;">home occupation (sex services)</div>	<p>Any sub-terms WITHIN industry group term:</p> <p>Examples:</p> <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">home industry</div>
<p>Any sub-terms WITHIN tourist and visitor accommodation group term:</p> <p>Examples:</p> <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px; display: inline-block;">bed and breakfast accommodation</div> <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px; display: inline-block; margin-left: 20px;">serviced apartment</div>		

Other related terms NOT to be used in LAND USE TABLES

Examples:

affordable housing

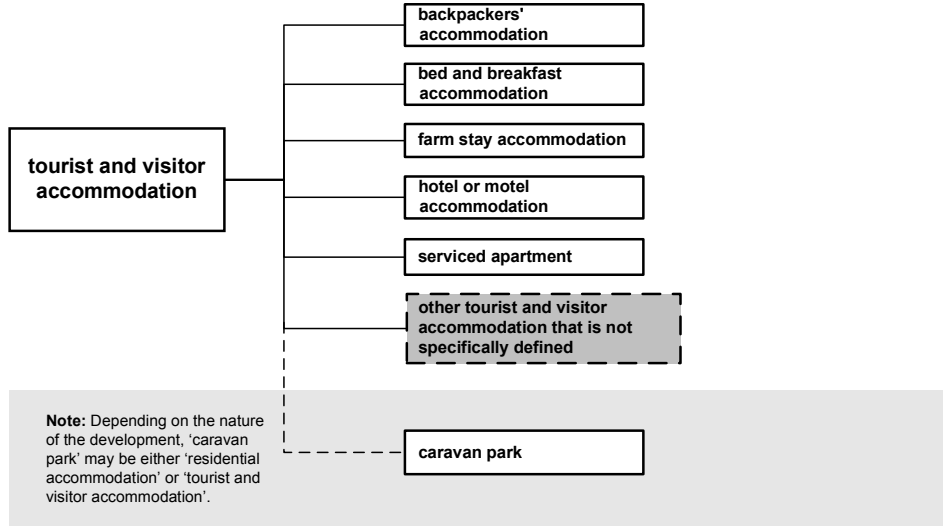
dwelling

mixed use development

moveable dwelling

TOURIST AND VISITOR ACCOMMODATION PRE-2011 HIERARCHY

LAND USE terms WITHIN **tourist and visitor accommodation** group term:



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

Examples:

Any sub-terms WITHIN **residential accommodation** group term:

Examples:

boarding house

residential flat building

dwelling house

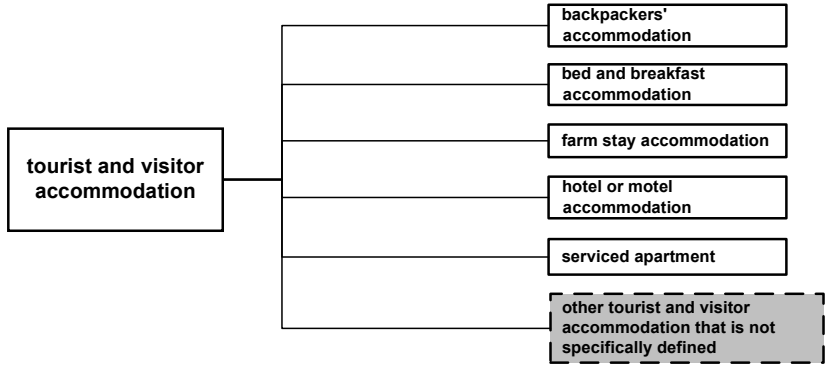
Other related term NOT to be used in LAND USE TABLES

Examples:

mixed use development

2011 HIERARCHY

LAND USE terms WITHIN tourist and visitor accommodation group term:



LAND USE terms OUTSIDE tourist and visitor accommodation group term

Examples:

- camping ground
- caravan park
- eco-tourist facility

Any sub-terms WITHIN residential accommodation group term:

Examples:

boarding house

residential flat building

dwelling house

Other related term NOT to be used in LAND USE TABLES

Examples:

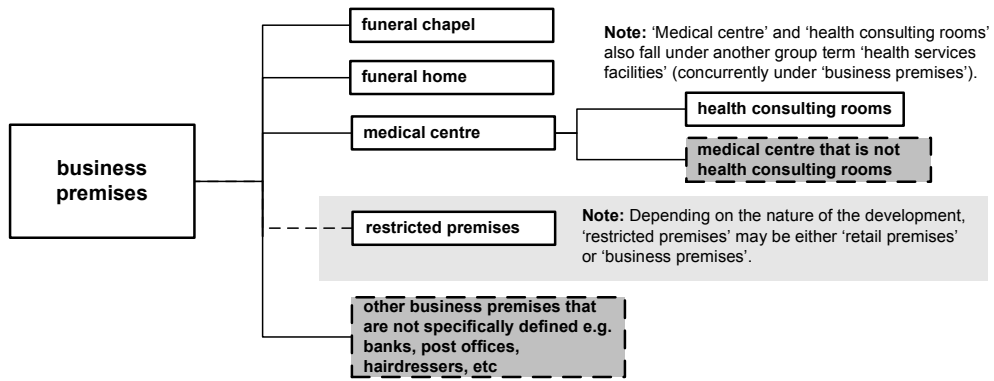
mixed use development

COMMERCIAL PREMISES PRE-2011 HIERARCHY

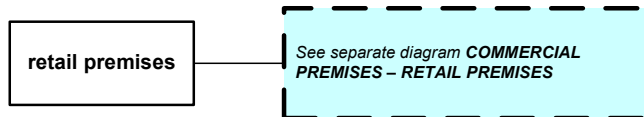
LAND USE term (stand alone term) office premises:



LAND USE terms WITHIN business premises group term:



LAND USE terms WITHIN retail premises group term:



LAND USE terms OUTSIDE BOTH business premises & retail premises group terms

Examples:			
amusement centre	home business	vehicle body repair workshop	vehicle repair station
boat repair facility	home occupation	veterinary hospital	Miscellaneous related group term: Examples: <div style="border: 1px solid black; padding: 5px; text-align: center; margin: 5px;"> wholesale supplies </div>
entertainment facility	home occupation (sex services)	Any sub-terms WITHIN agriculture group term: Examples: <div style="border: 1px solid black; padding: 5px; text-align: center; margin: 5px;"> animal boarding or training establishments </div>	
function centre	registered club		
highway service centre	service station		
home-based child care	sex services premises		

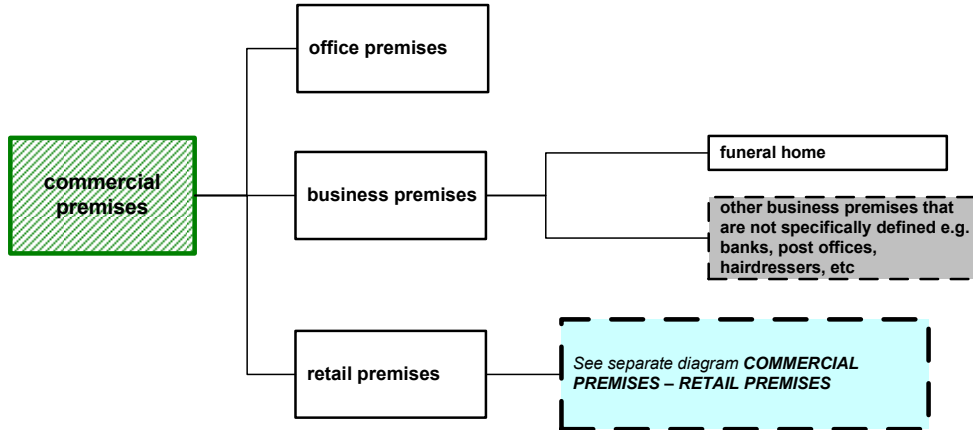
Other related terms NOT to be used in LAND USE TABLES

Examples:

brothel	mixed use development
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2011 HIERARCHY

LAND USE terms WITHIN **commercial premises** group term:



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

Examples:

amusement centre	home occupation	registered club	vehicle body repair workshop
animal boarding or training establishments	home occupation (sex services)	restricted premises	vehicle repair station
boat building or repair facility	industrial retail outlet	service station	veterinary hospital
entertainment facility	industrial training facility	sex services premises	wholesale supplies
function centre	Any sub-terms WITHIN health services facility group term: Examples: <div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; padding: 2px;">medical centre</div> <div style="border: 1px solid black; padding: 2px;">health consulting rooms</div> </div>		
highway service centre			
home-based child care			
home business			

Other related terms NOT to be used in LAND USE TABLES

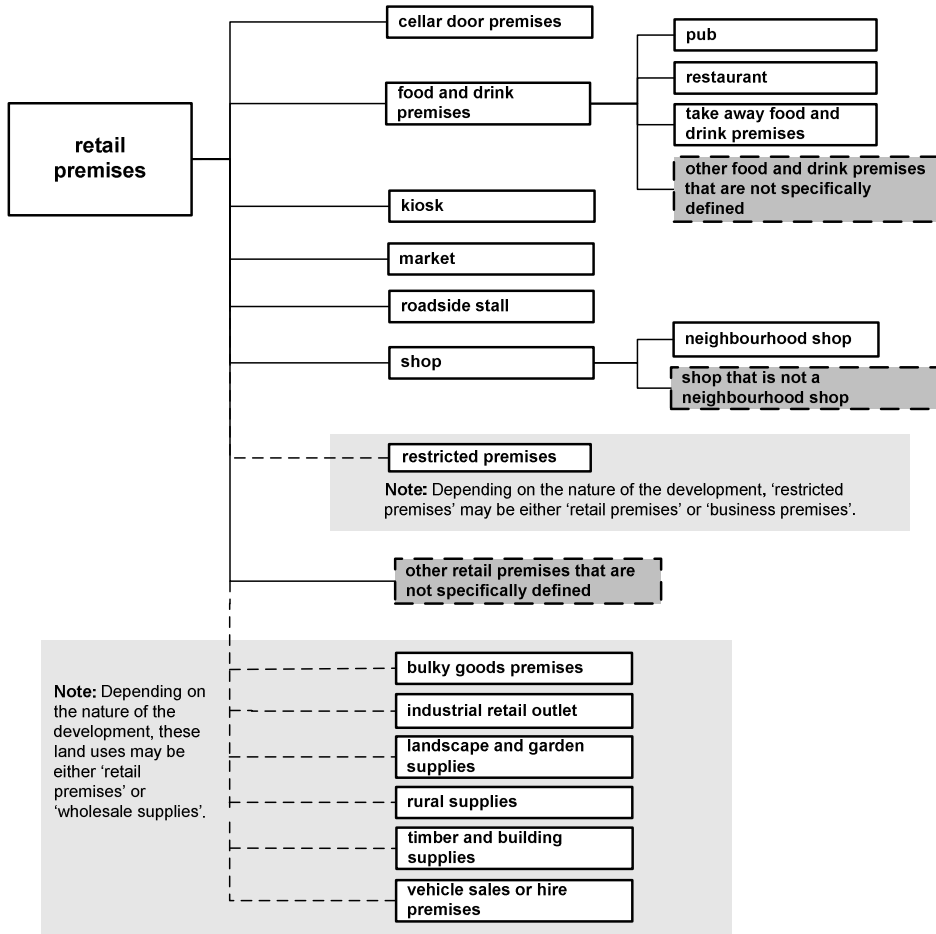
Examples:

brothel	mixed use development
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COMMERCIAL PREMISES – RETAIL

PRE-2011 HIERARCHY

LAND USE terms WITHIN retail premises group term:



LAND USE terms OUTSIDE commercial premises group term:

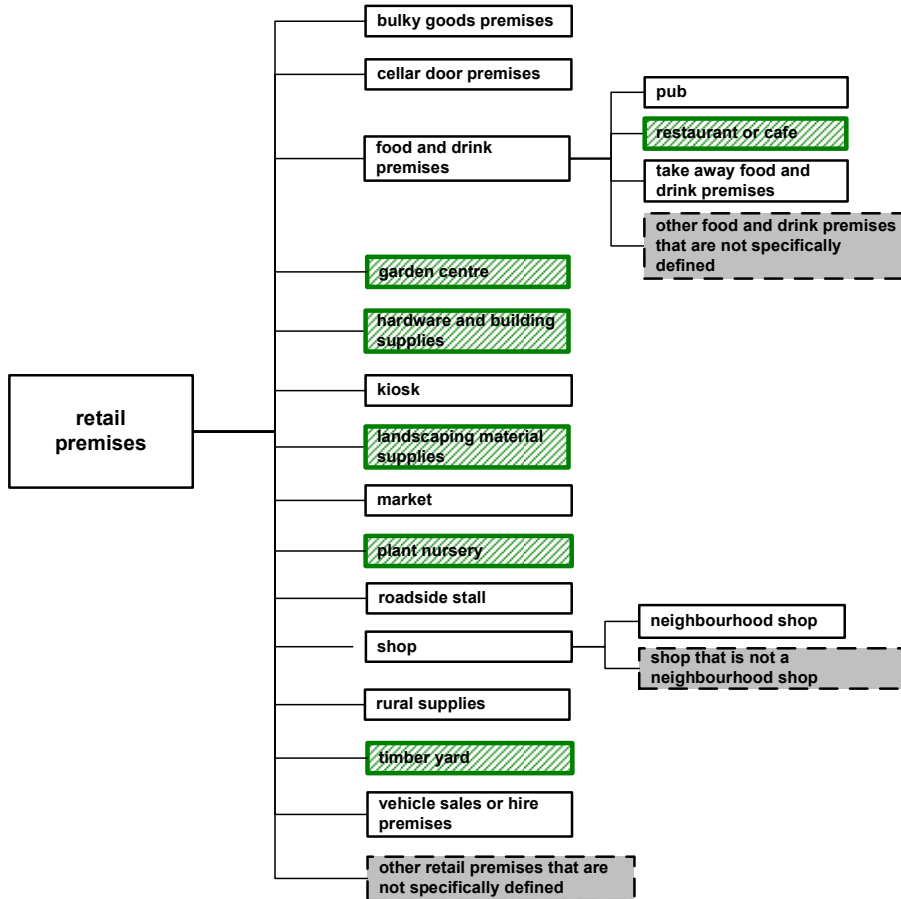
Examples:

highway service centre

service station

2011 HIERARCHY

LAND USE terms WITHIN **retail premises** subset (within **commercial premises** group term):



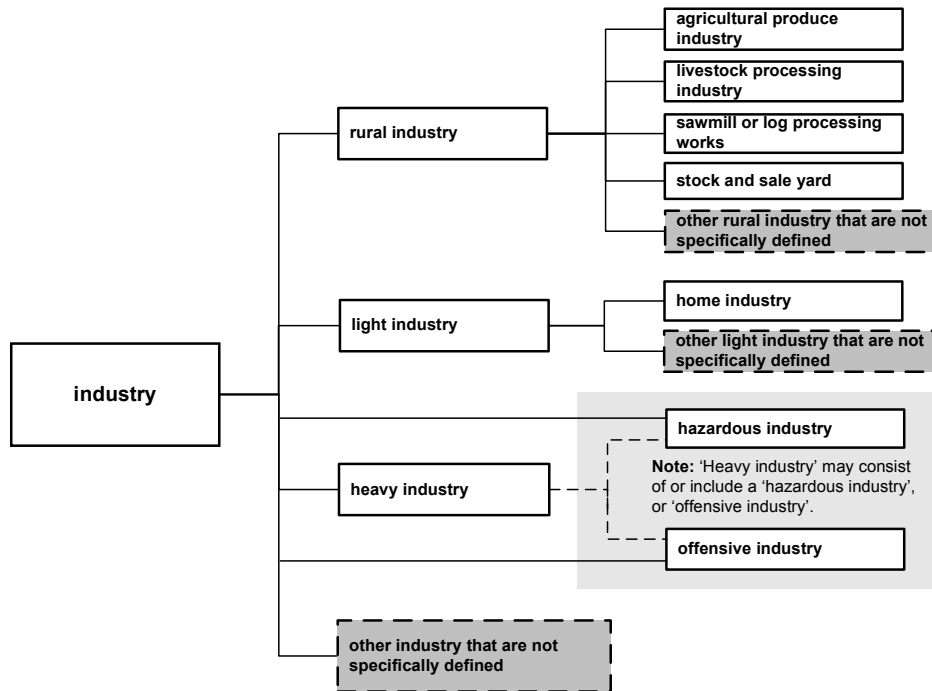
LAND USE terms OUTSIDE **commercial premises** group term:

Examples:

highway service centre	industrial retail outlet	restricted premises	service station
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INDUSTRY & RURAL INDUSTRY PRE-2011 HIERARCHY

LAND USE terms **WITHIN industry** group term:



LAND USE terms OUTSIDE industry group term

Examples:

boat repair facility	vehicle body repair workshop
depot	vehicle repair station
extractive industry	warehouse or distribution centre
mining	

Any sub-terms **WITHIN retail premises** or **wholesale supplies** group term:

Examples:

industrial retail outlet

Miscellaneous **related group term**:

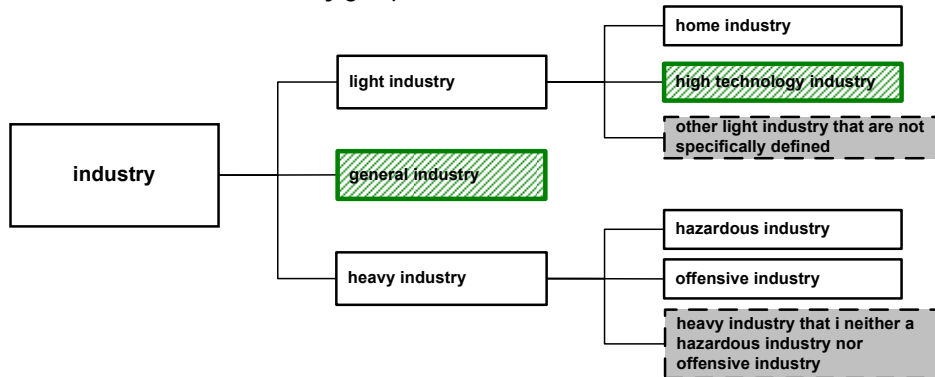
Examples:

wholesale supplies

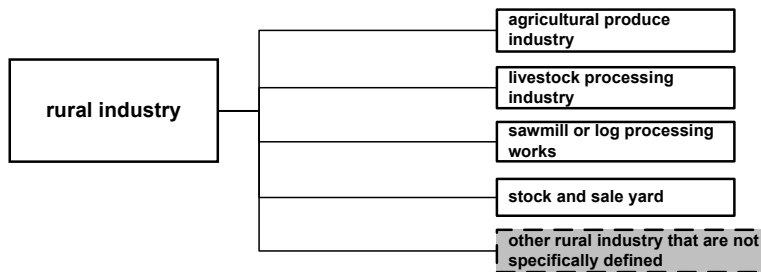
storage premises

2011 HIERARCHY

LAND USE terms WITHIN industry group term:



LAND USE terms WITHIN rural industry group term:



LAND USE terms OUTSIDE BOTH industry & rural industry group terms

Examples:

boat building or repair facility	industrial training facility	warehouse or distribution centre	wholesale supplies
depot	open cut mining	Miscellaneous related group term: Examples: <div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; padding: 2px;">storage premises</div> <div style="border: 1px solid black; padding: 2px;">heavy industrial storage establishment</div> </div>	
extractive industry	vehicle body repair workshop		
industrial retail outlet	vehicle repair station		

Other related terms NOT to be used in LAND USE TABLES

Examples:

industrial activity	mining	underground mining
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STORAGE LAND USES

PRE-2011 HIERARCHY

LAND USE terms WITHIN **storage premises** group term:



LAND USE terms OUTSIDE **storage premises** group term

Examples:

depot

warehouse or distribution centre

Any sub-terms WITHIN **retail premises** or **wholesale supplies** group term:

Examples:

industrial retail outlet

Miscellaneous **related** group term:

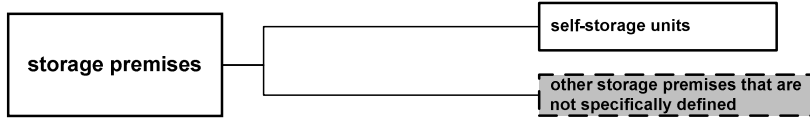
Examples:

wholesale supplies

industry

2011 HIERARCHY

LAND USE terms WITHIN **storage premises** group term:



LAND USE terms WITHIN **heavy industrial storage establishment** group term:



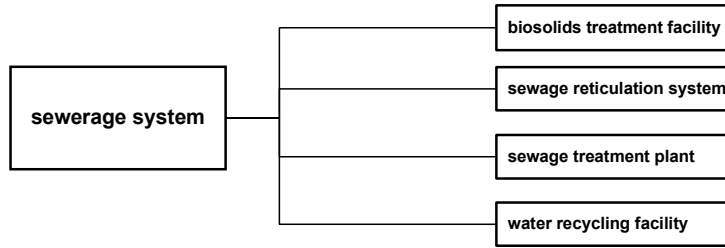
LAND USE terms OUTSIDE BOTH storage premises & heavy industrial storage establishment group terms

Examples:

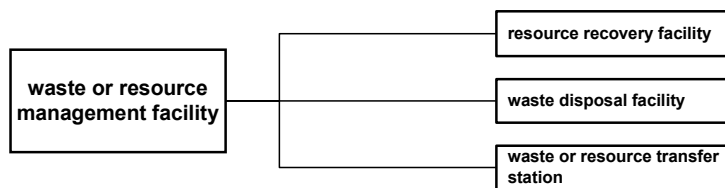
depot	warehouse or distribution centre	Miscellaneous related group term: Examples: <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="border: 1px solid black; padding: 5px; width: 40%;">industry</div> <div style="border: 1px solid black; padding: 5px; width: 40%;">rural industry</div> </div>
industrial retail outlet	wholesale supplies	

INFRASTRUCTURE LAND USES PRE-2011 HIERARCHY

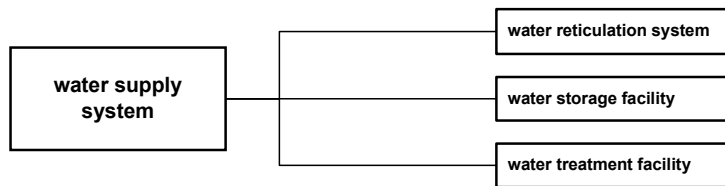
LAND USE terms WITHIN **sewerage system** group term:



LAND USE terms WITHIN **waste or resource management facility** group term:



LAND USE terms WITHIN **water supply system** group term:



Other LAND USE terms relating to public utility infrastructure

Examples:

electricity generating works

telecommunications facility

Other related terms NOT to be used in LAND USE TABLES

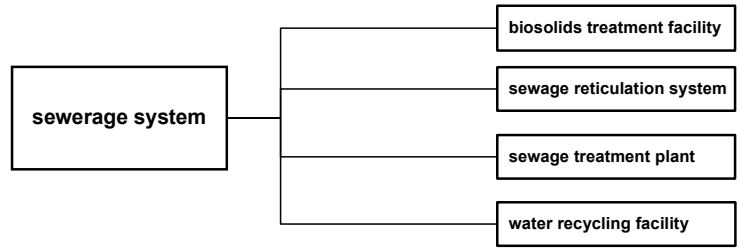
Examples:

public utility undertaking

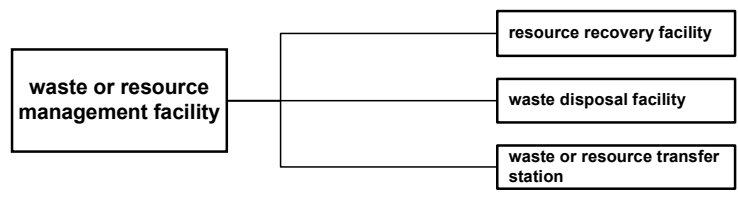
telecommunications network

2011 HIERARCHY

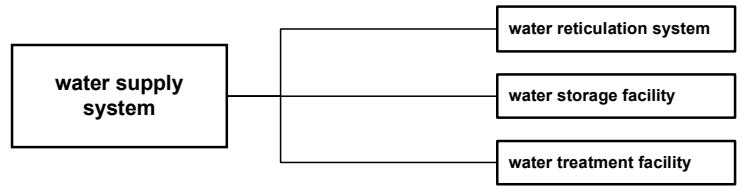
LAND USE terms WITHIN **sewerage system** group term:



LAND USE terms WITHIN **waste or resource management facility** group term:



LAND USE terms WITHIN **water supply system** group term:



Other LAND USE terms relating to public utility infrastructure

Examples:

electricity generating works

Other related terms NOT to be used in LAND USE TABLES

Examples:

public utility undertaking

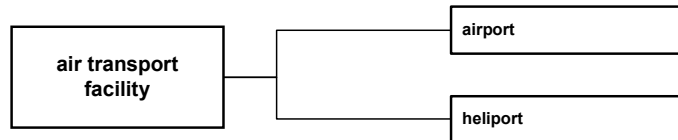
telecommunications facility

telecommunications network

INFRASTRUCTURE LAND USES – TRANSPORTS

PRE-2011 HIERARCHY

LAND USE terms WITHIN **air transport facility** group term:



LAND USE terms OUTSIDE **air transport facility** group term

Examples:

airstrip

helipad

Other **LAND USE** terms relating to transport infrastructure

Examples:

boat shed

passenger transport facility

transport depot

car park

port facilities

truck depot

freight transport facility

road

Other related terms NOT to be used in LAND USE TABLES

Examples:

classified road

navigable waterway

waterbody (artificial)

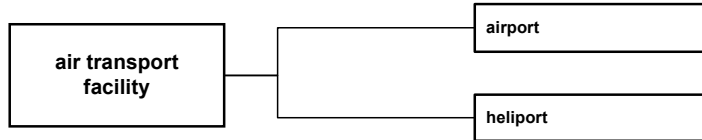
parking space

public utility undertaking

waterway

2011 HIERARCHY

LAND USE terms WITHIN **air transport facility** group term:



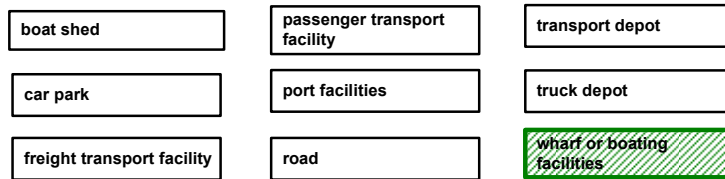
LAND USE terms OUTSIDE air transport facility group term

Examples:



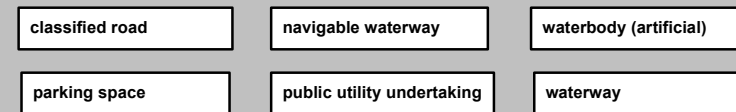
Other LAND USE terms relating to transport infrastructure

Examples:



Other related terms NOT to be used in LAND USE TABLES

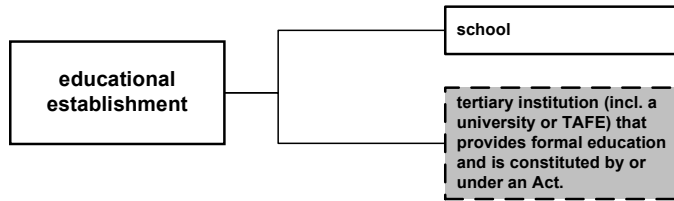
Examples:



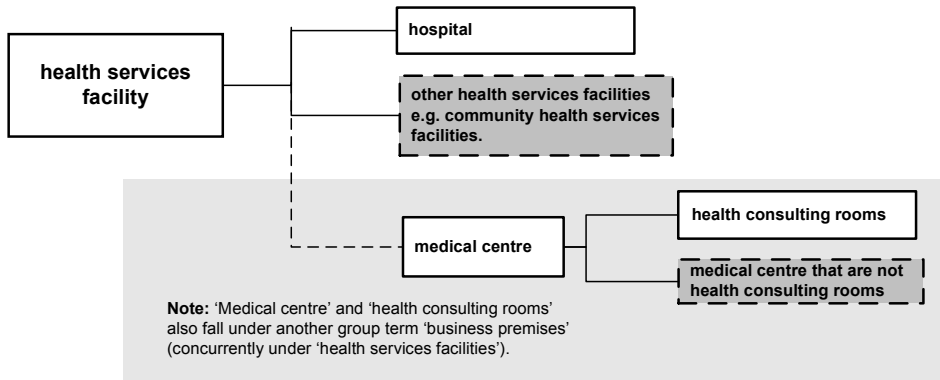
COMMUNITY LAND USES

PRE-2011 HIERARCHY

LAND USE terms WITHIN educational establishment group term:

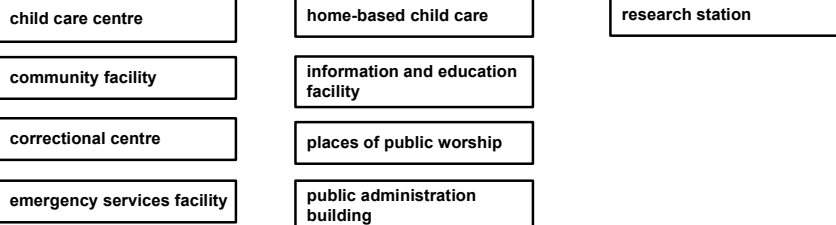


LAND USE terms WITHIN health services facility group term:



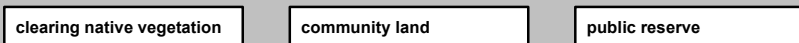
Other LAND USE terms relating to community infrastructure

Examples:



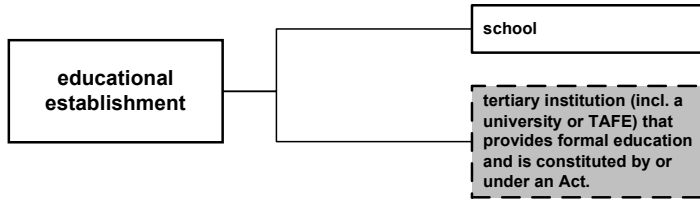
Other related terms NOT to be used in LAND USE TABLES

Examples:

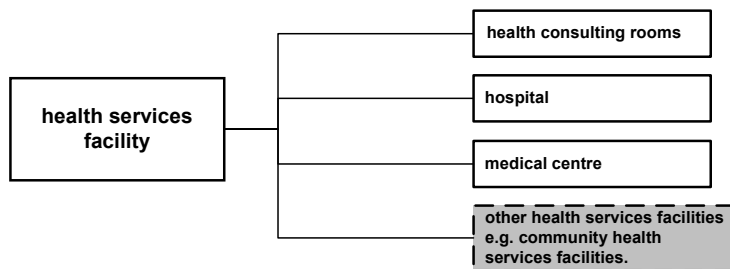


2011 HIERARCHY

LAND USE terms WITHIN **educational establishment** group term:



LAND USE terms WITHIN **health services facility** group term:



Other **LAND USE** terms relating to community infrastructure

Examples:

child care centre	home-based child care	public administration building
community facility	industrial training facility	research station
correctional centre	information and education facility	respite day care centre
emergency services facility	places of public worship	

Other related terms **NOT** to be used in **LAND USE TABLES**

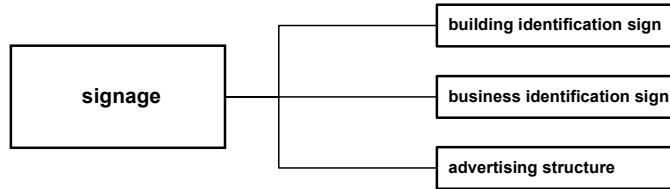
Examples:

clearing native vegetation	community land	public reserve
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OTHER MISCELLANEOUS LAND USES

PRE-2011 HIERARCHY

LAND USE terms WITHIN **signage** group term:



LAND USE terms relating to recreation

Examples:

boat launching ramp	jetty	recreation facility (indoor)
boat shed	marina	recreation facility (major)
charter and tourism boating facility	mooring	recreation facility (outdoor)
environmental facility	recreation area	water recreation structure

Other miscellaneous **LAND USE** terms

Examples:

cemetery	drainage	environmental protection works	mortuary
crematorium	earthworks	flood mitigation works	

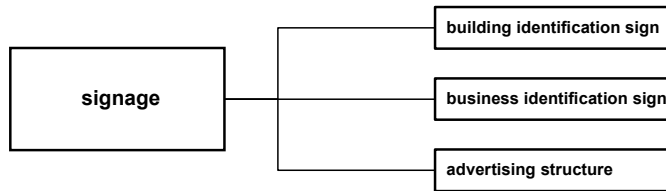
Other related terms NOT to be used in LAND USE TABLES

Examples:

advertisement	ecologically sustainable development
clearing native vegetation	waterbody (artificial)

2011 HIERARCHY

LAND USE terms WITHIN **signage** group term:



LAND USE terms relating to recreation

Examples:

boat launching ramp	jetty	recreation area	water recreation structure
boat shed	marina	recreation facility (indoor)	
charter and tourism boating facility	mooring	recreation facility (major)	
environmental facility	mooring pen	recreation facility (outdoor)	

Other miscellaneous LAND USE terms

Examples:

cemetery	environmental protection works	mortuary
crematorium	flood mitigation works	

Other related terms NOT to be used in LAND USE TABLES

Examples:

advertisement	coastal protection works	earthworks	waterbody (artificial)
clearing native vegetation	drainage	ecologically sustainable development	