

ZONING

What can you do on your land?

Make sure you have the right information before you start.



Land use zoning divides a local government area into sections and sets development controls that provide a framework for the way land can be used. It is important to know what land is zoned as it controls the types of activities and development that can be undertaken, which in turn affects the value of land. Zoning information is contained in Local Environmental Plans (LEP).

In the Cootamundra-Gundagai Regional Council (CGRC) area there are currently two LEPs:

- Cootamundra LEP 2013 (CLEP), and
- Gundagai LEP 2011 (GLEP).

The CLEP and GLEP can be found under *Environmental Planning Instruments* on the NSW Legislation website www.legislation.nsw.gov.au/browse/inforce. Links to both LEPs can also be found on the CGRC website.

What are land use zones?

Land use zones sets objectives and parameters on how land can be used. Each zone contains a land use tables that determines the types of activities and development permitted in each zone.

There are 24 land use zones that apply within the CGRC area. These are shown as different coloured areas on the Land Zoning Map.

What is a Land use table?

Each zone has a land use table that identifies the objectives of the zone, and when development consent is required for certain activities, what uses don't need consent and what is prohibited. It is important to read land use tables in conjunction with definitions contained within the dictionary at the end of an LEP as it is not always obvious whether a use requires consent or is prohibited. It should be noted that while zone names and definitions are standard across NSW not all LEPs will have the same permissible or prohibited land uses in the land use tables. It is therefore important to make sure that you are referencing the right LEP for the area and have the correct lot details.

Can a zone be changed?

Changing a zone can only be done by amending an LEP. This process is lengthy and can be costly. Council is required to regularly review its LEP and when changes are proposed, public exhibition and consultation is required in accordance with Council's Community Participation Plan.

Need help?

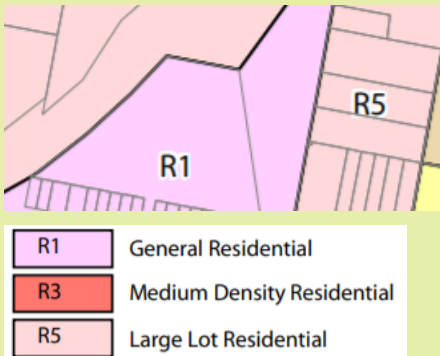
For assistance please contact Council's Planning, Building and Compliance team on **1300 459 689** or mail@cgrc.nsw.gov.au

How can I find out what I can do on my property?

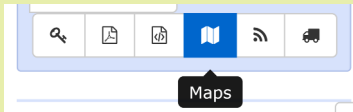
STEP ONE: Find out what zone applies

There are several ways to find the **zone** of your property. You can:

- Use the NSW Legislation website to locate your land on the **Land Zoning Map** in the applicable LEP, and compare the code and colour to the map legend.



Land Zoning Maps can be accessed via a link on the CLEP and GLEP page on the NSW legislation website (use the following link on the toolbar).



- Use the ePlanning Spatial Viewer on the NSW Planning Portal to search for your property and view a summary of planning information. Access the NSW Planning Portal at www.planningportal.nsw.gov.au

OR

- Apply to Council for a Planning Certificate. Planning Certificates give information on the development potential of land including zoning and any planning restrictions that apply to the land on the date the certificate is issued.

STEP TWO: See the land use table for the zone

Land Use Tables can be found in Part 2 of CLEP and GLEP. The Tables will tell you what land uses are permitted with consent, permitted without consent and prohibited for each zone.

It is important to check the definitions for uses in the dictionary at the end of the LEP as some uses are contained as “sub definitions”.

Planning can be confusing, and it is important to remember that just because something is permissible in the zone does not mean that development consent will be granted.

Each application is assessed on its merit with consideration is given to potential impacts, the suitability of the development for the site and compliance with other legislation.

More complex proposals or developments on constrained sites require specialist input to assist in identifying what the impacts may be, what can be done to minimise or eliminate the impacts and whether the site is suitable for the proposed development.

Council staff can assist you navigate through the zoning and land permissibility process and early consultation with Council is vital to the smooth progress of any development proposal.

While every effort has been made to ensure accuracy, Council provides this information with the understanding it is not guaranteed to be accurate, correct or complete. The user of the information assumes all liability and responsibility for their dependence on it, any conclusions drawn from it, or damages, injury, or loss incurred in the event that any information is incorrect, incomplete or omitted.

