

NOTE: This matrix is a guide only , and is not a substitute for the zoning tables contained in the Woollahra LEP 2014 or the land uses that are permitted under relevant State Environmental Planning Policies (SEPPs).

Woollahra Local Environmental Plan 2014 Land Use Matrix	Residential		Business			SP3	Recreation		Env Prot'n
	R2 Low Density Residential	R3 Medium Density Residential	B1 Neighbourhood centre	B2 Local centre	B4 Mixed use	SP3 Tourist	RE1 Public Recreation	RE2 Private Recreation	E2 Environmental conservation
(Land use terms WITHIN agricultural group term)									
agriculture	x	x	x	x	x	x	x	x	x
aquaculture	x	x	x	x	x	c	c	c	x
oyster aquaculture	c	c	c	c	c	c	c	c	c
pond-based aquaculture	c	x	x	x	x	c	c	c	x
tank-based aquaculture	c	c	c	c	c	c	c	c	x
extensive agriculture [e.g. grazing of livestock]	x	x	x	x	x	x	x	x	x
bee keeping	x	x	x	x	x	x	x	x	x
dairy (pasture-based)	x	x	x	x	x	x	x	x	x
intensive livestock agriculture	x	x	x	x	x	x	x	x	x
feedlots	x	x	x	x	x	x	x	x	x
dairies (restricted)	x	x	x	x	x	x	x	x	x
pig farm	x	x	x	x	x	x	x	x	x
poultry farm	x	x	x	x	x	x	x	x	x
intensive plant agriculture [e.g. cultivation of irrigated crops]	x	x	x	x	x	x	x	x	x
horticulture	x	x	x	x	x	x	x	x	x
turf farming	x	x	x	x	x	x	x	x	x
viticulture	x	x	x	x	x	x	x	x	x
(Land use terms OUTSIDE agriculture group term)									
animal boarding or training establishments	x	x	x	x	x	x	x	x	x
farm buildings	x	x	x	x	x	x	x	x	x
forestry	x	x	x	x	x	x	x	x	x
(Land use terms WITHIN residential accommodation group term)									
residential accommodation	x	x	x	x	x	x	x	x	x
attached dwellings	c	c	x	x	x	x	x	x	x
boarding houses	c	c	c	c	c	x	x	x	x
dual occupancies	c	c	x	x	x	x	x	x	x
dual occupancies (attached)	c	c	x	x	x	x	x	x	x
dual occupancies (detached)	c	c	x	x	x	x	x	x	x
dwelling houses	c	c	x	x	c	c	x	x	x
group homes	c	c	x	x	Aff	x	x	x	x
group homes (permanent)	c	c	x	x	Aff	x	x	x	x
group homes (transitional)	c	c	x	x	Aff	x	x	x	x
hostels	x	c	x	x	x	x	x	x	x
multi dwelling housing	x	c	x	x	x	x	x	x	x
residential flat buildings	x	c	x	x	x	x	x	x	x
rural worker's dwellings	x	x	x	x	x	x	x	x	x
secondary dwellings	Aff / c	Aff / c	x	x	x	x	x	x	x
semi-detached dwellings	c	c	x	x	x	x	x	x	x
seniors housing	Sen	c	x	x	c	Sen	x	x	x
residential care facilities	Sen	c	x	x	c	Sen	x	x	x
shop top housing	x	x	c	c	c	x	x	x	x
(Land use terms OUTSIDE residential accommodation group term)									
home business	E&C	E&C	E&C	E&C	E&C	E&C	x	x	x
home occupations	o	E&C	E&C	E&C	E&C	E&C	x	x	x
home occupation (sex services)	c	c	c	c	c	x	x	x	x
(Land use terms WITHIN tourist and visitor accommodation group term)									
tourist and visitor accommodation	x	x	x	c	c	c	x	x	x
backpackers' accommodation	x	x	x	c	c	c	x	x	x
bed & breakfast accommodation	c	c	c	c	c	c	x	x	x
farm stay accommodation	x	x	x	x	x	x	x	x	x
hotel or motel accommodation	x	x	x	c	c	c	x	x	x
serviced apartments	x	x	c	c	c	c	x	x	x
(Land use terms OUTSIDE tourist and visitor accommodation group term)									
camping grounds	x	x	x	x	x	x	x	x	x
caravan parks	x	x	x	x	x	x	x	x	x
eco-tourist facilities	x	x	x	x	x	x	x	x	x
(Land use terms WITHIN commercial premises group term)									
commercial premises	x	x	x	c	c	x	x	x	x
business premises [e.g. banks, post offices, hairdressers, etc.]	h	h	c	c	c	x	x	x	x
funeral homes	h	h	c	c	c	x	x	x	x
office premises	h	h	c	c	c	x	x	x	x
retail premises	x	x	x	c	c	x	x	x	x
cellar door premises	x	x	x	c	c	x	x	x	x
food & drink premises	x	x	x	c	c	c	x	x	x

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	R2 Low Density Residential	R3 Medium Density Residential	B1 Neighbourhood centre	B2 Local centre	B4 Mixed use	SP3 Tourist	RE1 Public Recreation	RE2 Private Recreation	E2 Environmental conservation
Legend									
o permitted without consent									
c permitted with consent									
h permitted with consent by clause 6.6 (refer to clause 6.6 for the requirements)									
Aff refer to SEPP (Affordable Rental Housing) 2009									
E&C refer to SEPP (Exempt and Complying) Development Codes 2008									
Inf refer to SEPP (Infrastructure) 2007									
Sen refer to SEPP (Housing for seniors or people with a disability) 2004									
Edu refer to SEPP (Educational Establishments and Child Care Facilities) 2017									
x prohibited									
restaurants or cafes	x	x	c	c	c	c	c	x	x
take-away food & drink premises	x	x	c	c	c	c	x	x	x
pubs	x	x	x	c	c	c	x	x	x
small bar	x	x	x	c	c	c	x	x	x
garden centres	x	x	x	c	c	x	x	x	x
hardware & building supplies	x	x	x	c	c	x	x	x	x
kiosks	x	x	x	c	c	c	c	c	x
landscaping material supplies	x	x	x	c	c	x	x	x	x
markets	x	x	x	c	c	x	x	x	x
plant nurseries	x	x	x	c	c	x	x	x	x
roadside stalls	x	x	x	c	c	x	x	x	x
rural supplies	x	x	x	c	c	x	x	x	x
shops	h	h	c	c	c	x	x	x	x
neighbourhood shops	h	c	c	c	c	x	x	x	x
neighbourhood supermarkets	h	h	c	c	c	x	x	x	x
specialised retail premises	x	x	x	c	c	x	x	x	x
timber yards	x	x	x	c	c	x	x	x	x
vehicle sales or hire premises	x	x	x	c	c	x	x	x	x
(Land use terms OUTSIDE commercial premises group term)									
amusements centres	x	x	x	c	x	x	x	x	x
entertainment facilities	x	x	x	c	c	x	x	x	x
function centres	x	x	x	c	c	c	x	x	x
highway service centres	x	x	x	x	x	x	x	x	x
industrial retail outlets	x	x	x	x	x	x	x	x	x
registered clubs	x	x	x	c	c	x	c	c	x
restricted premises	x	x	x	c	c	x	x	x	x
service stations	x	x	c	c	c	x	x	x	x
sex services premises	x	x	c	c	c	x	x	x	x
veterinary hospitals	x	x	c	c	c	x	x	x	x
wholesale supplies	x	x	x	x	x	x	x	x	x
	R2	R3	B1	B2	B4	SP3	RE1	RE2	E2
(Land use terms WITHIN rural industry group term)									
rural industries	x	x	x	x	x	x	x	x	x
agricultural produce industries	x	x	x	x	x	x	x	x	x
livestock processing industries	x	x	x	x	x	x	x	x	x
sawmill or log processing industries	x	x	x	x	x	x	x	x	x
stock and sale yards	x	x	x	x	x	x	x	x	x
(Land use terms WITHIN industry group term)									
Industries	x	x	x	x	x	x	x	x	x
heavy industries	x	x	x	x	x	x	x	x	x
hazardous industry	x	x	x	x	x	x	x	x	x
offensive industry	x	x	x	x	x	x	x	x	x
light industries	x	x	c	c	c	x	x	x	x
artisan food and drink industries	x	x	c	c	c	x	x	x	x
high technology industries	x	x	c	c	c	x	x	x	x
home industry	E&C	E&C	c	c	c	x	x	x	x
general industries	x	x	x	x	x	x	x	x	x
(Land use terms OUTSIDE industry group term)									
boat building and repair facilities	x	x	x	x	x	x	x	x	x
vehicle body repair workshops	x	x	x	x	x	x	x	x	x
vehicle repair stations	x	x	x	x	c	x	x	x	x
(Land use terms WITHIN storage premises group term)									
storage premises	x	x	x	x	x	x	x	x	x
self storage units	x	x	x	x	x	x	x	x	x
(Land use terms OUTSIDE storage premises group term)									
depots	x	x	x	x	x	x	x	x	x
warehouse or distribution centres	x	x	x	x	x	x	x	x	x
local distribution premises	x	x	x	x	x	x	x	x	x
(Land use terms WITHIN sewerage system group term)									
sewerage systems	x	x	x	x	x	x	x	x	x
biosolids treatment facilities	x	x	x	x	x	x	x	x	x
sewage reticulation systems	Inf	Inf	Inf	Inf	Inf	Inf	Inf	Inf	Inf
sewage treatment plants	x	x	x	x	x	x	x	x	x
water recycling facilities	x	x	x	x	x	x	x	x	x
(Land use terms WITHIN waste or resource management facility group term)									

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Legend									
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Edu refer to SEPP (Educational Establishments and Child Care Facilities) 2017									
x prohibited									
waste or resource management facilities	x	x	x	x	x	x	x	x	x
resource recovery facilities	x	x	x	x	x	x	x	x	x
waste disposal facilities	x	x	x	x	x	x	x	x	x
waste or resource transfer stations	x	x	x	x	x	x	x	x	x
(Land use terms WITHIN water supply system group term)									
water supply systems	x	x	x	x	x	x	x	x	x
water reticulation systems	Inf	Inf	Inf	Inf	Inf	Inf	Inf	Inf	Inf
water storage facilities	x	x	x	x	x	x	x	x	x
water treatment facilities	x	x	x	x	x	x	x	x	x
(Land use terms WITHIN air transport facility group term)									
air transport facilities	x	x	x	x	x	x	x	x	x
airport	x	x	x	x	x	x	x	x	x
heliport	x	x	x	x	x	x	x	x	x
(Land use terms OUTSIDE air transport facility group term)									
airstrip	x	x	x	x	x	x	x	x	x
helipad	x	x	x	x	x	x	x	x	x
(Other land use terms relating to transport infrastructure)									
car parks	x	x	c	c	c	c	x	x	x
electricity generating works	x	x	x	x	x	x	x	x	x
freight transport facilities	x	x	x	x	x	x	x	x	x
passenger transport facilities	x	x	x	c	c	x	x	x	x
port facilities	x	x	x	x	Inf	Inf	Inf	x	x
roads	o	o	o	o	o	o	c	c	x
transport depots	x	x	x	x	x	x	x	x	x
truck depots	x	x	x	x	x	x	x	x	x
wharf or boating facilities	x	x	x	x	Inf	Inf	Inf	x	x
(Land use terms WITHIN educational establishment group term)									
educational establishments [e.g. TAFE establishment etc.]	Edu	Edu	Edu	Edu / c	Edu / c	x	x	x	x
schools	Edu	Edu	Edu	Edu / c	Edu / c	x	x	x	x
(Land use terms WITHIN health services facility group term)									
health services facilities	x	Inf	x	Inf	Inf	x	x	x	x
hospitals	x	Inf	x	Inf	Inf	x	x	x	x
medical centres	x	Inf	c	Inf / c	Inf / c	x	x	x	x
health consulting rooms	x	Inf	c	Inf	Inf	x	x	x	x
(Land use terms relating to community infrastructure)									
community facilities	h	h	c	c	c	x	c	c	x
correctional centres	x	x	x	x	Inf	x	x	x	x
early education and care facilities	x	x	x	x	x	x	x	x	x
centre-based child care facility	c	c	c	c	c	x	c	c	x
home-based child care	Edu	Edu	Edu	Edu	Edu	Edu	x	x	x
school-based child care	Edu	Edu	Edu	Edu	Edu	x	x	x	x
emergency services facilities	Inf	Inf	Inf	Inf	Inf	x	Inf	x	x
industrial training facilities	x	x	x	x	x	x	x	x	x
information and education facilities	h	h	c	c	c	c	c	c	x
places of public worship	x	c	c	c	c	x	x	x	x
public administration building	h	h	c	c	Inf	x	x	x	x
research stations	x	x	x	x	x	x	x	x	x
respite day care centres	c	c	c	c	c	x	c	c	x
	R2	R3	B1	B2	B4	SP3	RE1	RE2	E2
(Land use terms WITHIN signage group term)									
signage	x	x	x	x	x	x	x	x	x
advertising structure	x	x	x	x	x	x	x	x	x
building identification sign	E&C	E&C	E&C / c	E&C / c	E&C / c	E&C / c	E&C / c	E&C / c	E&C
business identification sign	E&C	E&C	E&C / c	E&C / c	E&C / c	E&C / c	E&C / c	E&C / c	E&C
(Land use terms relating to recreation)									
boat launching ramps	x	x	x	x	x	x	c	x	x
boat sheds	x	x	x	x	x	x	c	x	x
charter & tourism boating facilities	x	x	x	x	x	x	c	x	x
environmental facilities	x	x	c	c	c	c	o	c	c
jetties	x	x	x	x	x	x	c	x	x
marinas	x	x	x	x	x	x	c	x	x
mooring	x	x	x	x	x	x	x	x	x
mooring pens	x	x	x	x	x	x	x	x	x
recreation areas	c	c	c	c	c	x	c	c	x
recreation facilities (indoor)	x	x	c	c	c	x	c	c	x

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recreation facilities (major)	x	x	x	x	x	x	x	x	x
recreation facilities (outdoor)	x	x	x	x	x	x	c	c	x
water recreation structures	x	x	x	x	x	x	c	x	x
(Other miscellaneous land use terms)									
cemetery	x	x	x	x	x	x	x	x	x
crematorium	x	x	x	x	x	x	x	x	x
environmental protection works	c	c	c	c	c	c	o	c	o
exhibition homes	x	x	x	x	x	x	x	x	x
exhibition villages	x	x	x	x	x	x	x	x	x
extractive industries	x	x	x	x	x	x	x	x	x
flood mitigation works	Inf	Inf	Inf	Inf	Inf	Inf	Inf	Inf	Inf
mortuaries	x	x	x	x	x	x	x	x	x
open cut mining	x	x	x	x	x	x	x	x	x
	R2	R3	B1	B2	B4	SP3	RE1	RE2	E2

Note 1.
 Zone E1 National Parks and Nature Reserves is not included given there is no need to add any additional uses to the zone. Zone SP2 Infrastructure is not included as the primary use in this zone should be annotated on the Land Zoning Map.

Note 2.
 -business premises
 -a community facility
 -an information and education facility
 -office premises
 -a public administration building, or
 -a shop
 are only permitted in a residential zone, subject to clause 6.6 Use of existing non-residential buildings in residential zones. Refer to clause 6.6 for the requirements.

Note 3.
 Also refer to *Schedule 1 Additional permitted uses* of the Woollahra LEP 2014 to see if this schedule applies to your land.