

Property Sales Data File (Zone Codes and Descriptions)



Prior to 2011, single character zone codes were used to classify the zones of properties recorded in the Register of Land Values. From 2011, the [NSW Department of Planning](#) introduced a zone code classification system containing up to three characters through the Standard Instrument Local Environment Plan (LEP).

The following tables detail the zone code formats that are contained within Property Sales Information data files and identify how the former and new LEP zone codes are linked.

Zones

Zone Code	Name	
A	Residential	
B	Business	
C	Sydney Commercial / Business	
D	10(a) Sustainable Mixed Use Development	
E	Employment	
I	Industrial	
M	9(a)(Mixed Residential / Business)	
N	National Parks	
O	Open Space	
P	Protection	
R	Non-Urban	
S	Special Uses	
T	North Sydney Commercial / Business	
U	Community Uses	
V	Comprehensive Centre	
W	Reserve Open Space	
X	Reserved Roads	
Y	Reserved Special Uses	
Z	Undetermined or Village	
New Zone Code Classification	Name	Former Zone Code Classification
Rural Zones		
RU1	Primary Production	R
RU2	Rural Landscape	R
RU3	Forestry	R
RU4	Rural Small Holdings	R
RU5	Village	A
RU6	Transition	R
Residential Zones		
R1	General Residential	A
R2	Low Density Residential	A
R3	Medium Density Residential	A
R4	High Density Residential	A
R5	Large Lot Residential	A

Business Zones		
B1	Neighbourhood Centre	B
B2	Local Centre	B
B3	Commercial Core	B
B4	Mixed Use	B
B5	Business Development	B
B6	Enterprise Corridor	B
B7	Business Park	B
Industrial Zones		
IN1	General Industrial	I
IN2	Light Industrial	I
IN3	Heavy Industrial	I
IN4	Working Waterfront	I
Special Purpose Zones		
SP1	Special Activities	O
SP2	Infrastructure	O
SP3	Tourist	O

Recreation Zones		
RE1	Public Recreation	O
RE2	Private Recreation	O
Environment Protection Zones		
E1	National Parks and Nature Reserves	R
E2	Environmental Conservation	R
E3	Environmental Management	R
E4	Environmental Living	R
Waterway Zones		
W1	Natural Waterways	R
W2	Recreational Waterways	O
W3	Working Waterways	I

Contact us

We are here to help.



1800 110 038

8:30am - 5:00pm Mon - Fri



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Do you need an interpreter?

Please call TIS National on 131 450 and ask them to call Valuation Services on **1800 110 038**



131 450



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Any enquiries relating to this factsheet may be addressed to the Office of the Valuer General at feedback@ovg.nsw.gov.au

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