



Appendix No. 6

**Extract of zone provisions -
Baulkham Hills LEP 2005 & Hornsby LEP 1994**

BAULKHAM HILLS LEP 2005

Zone 1 (a) (Rural 1 (a) Zone)

1 Objectives of zone

The objectives are:

- (a) to ensure that existing or potentially productive agricultural land is not withdrawn prematurely from agricultural production, and
- (b) to ensure that development is carried out in a manner that minimises risks from natural hazards and does not unreasonably increase demand for public services and public facilities, and
- (c) to provide land on which development may be carried out that assists the operation and functioning of development in adjoining residential areas, and
- (d) to ensure that development is designed and carried out having regard to adjoining land uses and the natural environment, and
- (e) to ensure that development is designed and carried out having regard to the rural and heritage character of the surrounding area, and
- (f) to ensure that development of land within the zone does not hinder the proper and orderly development of any future urban land.

2 Development allowed without consent

Exempt development and development for the purpose of:

agriculture (other than carrying out works for the purpose of dams); bed and breakfast establishments; bush fire hazard reduction; home activities; home-based child care or family day care homes.

3 Development allowed only with consent

Development for the purpose of:

additions and alterations related to an existing dwelling-house; advertising structures; agricultural products establishments; attached dual occupancies; bush fire fighting establishments; caretakers' dwellings; cemeteries; child care centres; clearing of bushland; community facilities; dams; dwelling-houses; environmental protection works; exhibition homes; exhibition villages; filling of land; firewood establishments; health care premises; home businesses; home industries; intensive animal industries; intensive horticulture establishments; landscape supply establishments; leisure facilities; places of worship; public buildings; public utility undertakings; recreation areas; recreation facilities; renewable energy facilities; retail plant nurseries; roads; roadside stalls; rural industries (other than poultry processing); rural workers' dwellings; sheds; stables; stock and sale yards; tennis courts in association with a dwelling; utility installations (other than gas holders or generating works); veterinary establishments; wholesale plant nurseries.

Development for the purpose of the following (which is *notifiable development*):

animal boarding, breeding and training establishments; clubs; educational establishments; forestry; guest houses; hospitals, institutions; reception establishments; research establishments; telecommunications facilities.

Included in this item is the following *complying development*:

erection of sheds between 50m² and 100m² in gross floor area.

4 Prohibited development

Any development not included in item 2 or 3.

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Zone 2 (d) (Residential 2 (d) (Protected) Zone)

1 Objectives of zone

The objectives are:

- (a) to provide for the residential development of land within the zone having particular regard to the special environmental development constraints of that land, and
- (b) to provide for the preservation of the vegetative, landscape, drainage, scenic and environmental qualities of the land within the zone by minimising the impact of development on the natural environment.

2 Development allowed without consent

Exempt development and development for the purpose of:

home activities; home-based child care or family day care homes.

3 Development allowed only with consent

Development for the purpose of:

additions and alterations related to an existing dwelling; advertising structures; bed and breakfast establishments; bush fire fighting establishments; bush fire hazard reduction; child care centres; community facilities; dwelling-houses; environmental protection works; exhibition homes; filling of land; home businesses; renewable energy facilities; roads; tennis courts in association with a dwelling; utility installations (other than gas holders or generating works).

Development for the purpose of the following (which is *notifiable development*):

attached dual occupancies; environmentally integrated housing; telecommunications facilities.

Included in this item is the following *complying development*:

additions and alterations related to an existing dwelling-house, being an addition to the ground floor only, with neither more than 1 metre cut nor 0.6 metre fill.

4 Prohibited development

Any development not included in item 2 or 3.



Zone 6 (a) (Open Space 6 (a) (Existing and Proposed Public Recreation) Zone)

1 Objectives of zone

The objectives are:

- (a) to ensure there is provision of adequate open space areas to meet the existing and future needs of residents and to provide opportunities to enhance the environmental quality and heritage character of the Baulkham Hills local government area, and
- (b) to identify land that is now owned, or proposed to be owned, by the Council and to provide for the acquisition or dedication of that land for open space or public recreational purposes, and
- (c) to identify land that is owned by the Crown and is under the care, control and management of the Council as public open space, and
- (d) to protect, preserve and enhance areas of urban bushland and fauna habitat corridors that are considered valuable in terms of their natural heritage significance and recreational, educational, aesthetic and scientific value, and
- (e) to provide opportunities for formal and informal recreation and tourist facilities development on publicly owned land for use by the community.

2 Development allowed without consent

Development for the purpose of:

bush fire hazard reduction; open space; works and buildings involved in landscaping.

3 Development allowed only with consent

Development for the purpose of:

agriculture (other than dams); bush fire fighting establishments; caravan parks; caretakers' dwellings; child care centres; community facilities; environmental protection works; forestry; public buildings; public utility undertakings; recreation areas; recreation facilities; renewable energy facilities; roads; utility installations (other than gas holders or generating works).

Development for the purpose of the following (which is *notifiable development*):

restaurants; telecommunications facilities.

4 Prohibited development

Any development not included in item 2 or 3.

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HORNSBY LEP 1994

Residential A (Low Density) Zone

Objectives of Zone

- (a) to provide for the housing needs of the population of the Hornsby area.
- (b) to promote a variety of housing types and other land uses compatible with a low density residential environment.
- (c) to provide for development that is within the environmental capacity of a low density residential environment.

Without Development Consent

Development for the purpose of:

Home occupations; special care homes.

Exempt development.

Only With Development Consent

Development for the purpose of:

Bed and breakfast accommodation; child care centres; commercial home catering; community facilities; demolition; dwelling-houses; educational establishments; exhibition homes; group homes; home offices; housing for aged or differently abled persons; multi-unit housing; places of worship; public buildings; recreation areas; recreation facilities; utility installations; veterinary clinics. Subdivision.

Prohibited

Development that is not permitted without development consent or permitted only with development consent.

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Special Uses A (Community Purposes) Zone

Objectives of Zone

- (a) to provide for the cultural needs of the community.
- (b) to identify land for the provision of community services and facilities.
- (c) to ensure that community uses are compatible with the amenity of the area in which they are located.

Without Development Consent

Development for the purpose of:

Special care homes.

Exempt development.

Only With Development Consent

Development for the purpose of:

Boarding houses; bus stations; car parks; cemeteries; child care centres; commercial home catering; commercial operation of any sites or facilities administered by the Department of School Education; communications facilities; community facilities; defence purposes; demolition; depots; dwellings; educational establishments; entertainment facilities; group homes; home occupations; home offices; hospitals; housing for aged or differently abled persons; materials recycling facilities; medical centres; multi-unit housing; passenger transport terminals; places of worship; public buildings; recreation areas; recreation facilities; registered clubs; utility installations; veterinary hospitals. Subdivision.

Prohibited

Development that is not permitted without development consent or permitted only with development consent.

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