

Land Use Matrix

Note	
N	Development that does not require consent
X	Development that is either exempt or complying development (see clause 9B or 9C)
C	Development that requires consent
	Where no symbol appears, development is prohibited

Symbol	Zone
MA	Mixed Agriculture
RL	Rural Living
RV	Rural Village
RH	Rural Housing
CL	Consolidated Land Holdings
H	Housing
MU	Multi Unit Housing
3A	3 (a) Business General
3B	3 (b) Business Special
4A	4 (a) Industry General
4B	4 (b) Industry Light
5A	5 (a) Special Uses "A"
6A	6 (a) Open Space (Existing Recreation)
6B	6 (b) Open Space (Proposed Recreation)
6C	6 (c) Open Space (Private Recreation)
7A	7 (a) Environmental Protection (Wetlands)
7D	7 (d) Environmental Protection (Scenic)
EPA	Environmental Protection—Agriculture Protection (Scenic)
EPM	Environmental Protection—Mixed Agriculture (Scenic)
7E	7 (e) Environmental Protection (Consolidated Land Holdings)
9B	9 (b) Proposed Road

Zones																					
Development for the purpose of the following:	MA	RL	RV	RH	CL	H	MU	3A	3B	4A	4B	5A	6A	6B	6C	7A	7D	EPA	EPM	7E	9B
Access ramps	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Advertisements	X	X	X	X	X	X	X	X	X	X	X					C	C	C	X		
Advertising structures								C	C	C	C										
Agriculture	N	N		C	C	C	C	C	C	C	C	C		C	C		N	N	N	C	C
Airline terminals	C	C			C			C	C	C	C						C		C		
Animal establishments	C	C			C	C	C	C	C	C	C						C	C	C		
Bed and breakfast accommodation	X	X	X	X	X	X	X	X	X								X	X	X	X	
Boarding-houses	C	C	C		C	C	C	C	C	C	C						C		C		

Bulky goods sales rooms or showrooms								C	C	C	C											
Bus depots	C	C	C		C			C	C	C	C						C		C			
Bus stations	C	C	C		C	C	C	C	C	C	C						C		C			
Car repair stations								C	C	C	C											
Carnivals	N	N	N				C	C	N	N	N	N	N	N	N		N	N	N		N	
Carports	X	X	X	X	X	X	X	X	X	X	X	C	C	C	C		C	C	C	C		
Child care centres	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C		C	C		
Clearing native vegetation	C	C	C	C	C	N	N	N	N	N	N	C	C	C	C		C	C	C		X	
Clubs	C	C	C	C	C	C	C	C	C	C	C				C		C		C	C		
Commercial premises								C	C													
Community facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C		C	C		
Dams	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Demolition	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X	X	X	X	X
Dual occupancies attached	C	C	C		C												C	C	C	C		
Dwelling-houses	C	C	C	C	C	X	X	C	C								C	C	C	C		
Educational establishments	C	C	C	C	C	C	C	C	C			C					C	C	C	C		
Exhibition homes				C		C	C	C	C													
Extractive industries	C									C	C											
Farm gate sales outlets	C	C	C		C												C	C	C	C	C	
Fences	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	X	C	X	
Flag poles	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X		
Forestry	C				C	C	C	C	C	C	C		C	C			C	C	C			
Garages	X	X	C	C	X	X	X	X	X	X	X	C	C	C	C		C	C	C	C		
General stores	C	C	C		C	C	C	C	C	C	C						C	C	C			
Generating works	C	C	C		C			C	C	C	C						C	C	C			
Helipads	C	C	C		C	C	C	C	C	C	C	C	C	C	C		C	C	C	C		
Heliports	C	C			C			C	C	C	C						C		C			
Home industries	C	C	C	C	C	C	C	C	C	C	C	C					C	C	C	C		
Home occupations	X	X	X	X	X	X	X	X	X	X	X	X					X	X	X	X		
Hospitals	C	C	C	C	C	C	C	C	C	C	C	C					C		C	C		
Hotels	C	C	C		C			C	C	C	C						C		C			
Identified land uses	C	C	C	C	C	C	C	C	C	C	C	C					C	C	C	C	C	
Industries										C												
Institutions	C	C	C		C					C	C						C		C	C		

Intensive agriculture	C	C			C												C	C	C		
Junk yards	C									C											
Landfilling	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Light industries										C	C	C									
Liquid fuel depots										C	C										
Mineral sand mines	C									C	C										
Mines	C									C	C										
Motels	C	C	C		C		C	C	C		C						C		C	C	
Motor show rooms								C	C	C	C										
Multi unit housing							C	C	C												
Offensive or hazardous industries										C											
Places of assembly	C	C	C	C	C			C	C	C	C						C	C	C	C	
Places of public worship	C	C	C	C	C	C	C	C	C	C	C	C					C	C	C	C	
Produce stores	C	C	C					C	C	C	C						C	C	C		
Professional and commercial chambers	C	C	C	C	C	C	C	C	C	C	C						C		C	C	
Public buildings	C	C	C	C	C	C	C	C	C	C	C	C		C	C		C		C	C	
Public utility undertakings	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		N
Real estate sales signs	X	X	X	X	X	X	X	X	X	X	X	X					X	X	X	X	
Recreation areas	C	C		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Recreation facilities	C	C	C	C	C	C	C	C	C	C	C		C	C	C		C		C	C	
Recreation vehicle areas	C	C	C					C	C	C	C		C	C	C		C		C		C
Recreational establishments	C	C	C	C	C	C	C	C	C	C	C		C	C	C		C		C	C	
Refreshment rooms	C	C	C		C			C	C	C	C		C	C	C		C	C	C		
Renovations	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Retail plant nurseries	C	C	C					C	C	C	C						C	C	C		
Retaining walls	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X
Road transport terminals	C				C					C	C										
Roadside stalls	C	C	C		C												C	C	C		
Rural industries	C									C	C						C	C	C		
Rural sheds	X	X	C	C	X	C							X	X	X	X	C	X	X	C	
Rural tourist facilities	C	C			C												C	C		C	

Rural workers' dwellings	C				C													C	C	C		
Satellite dishes	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			X	X	X	X	X
Sawmills	C									C								C	C	C		
Service stations								C	C	C	C											
Shop fit outs								X	X													
Shops								C	C													
Stock and sale yards	C									C	C							C	C	C		
Structures ancillary to dwellings	X	X	X	X	X	X	X	X	X	X	X	X						X	X	X	X	
Timber and building supplies											C											
Tourist facilities	C	C	C	C	C	C	C	C	C	C	C							C		C	C	
Transport terminals										C	C							C				
Truck depots	C								C	C	C									C		
Units for aged persons						C	C	C	C	C	C											
Utility installations	N	N			N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C
Warehouses								C	C	C	C											
Waste storage containers	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			X	X	X	X	X

9A Zone objectives

- (1) Before granting consent to development within a zone the Council must be of the opinion that carrying out the development is consistent with the relevant objectives of the zone in which the development is proposed to be carried out.
- (2) The objectives of zones are set out in the Table to this clause.

Table

Mixed Agriculture zone

The objectives of this zone are as follows:

- (a) to encourage existing sustainable agricultural activities,
- (b) to ensure that development does not create or contribute to rural land use conflicts,
- (c) to encourage agricultural activities that do not rely on highly fertile land,
- (d) to prevent fragmentation of agricultural land,
- (e) to ensure that agricultural activities occur in a manner:
 - (i) that does not have a significant adverse effect on water catchments, including surface and groundwater quality and flows,

land surface conditions and important ecosystems such as streams and wetlands, and

- (ii) that satisfies best practice guidelines and best management practices,
- (f) to promote the conservation and enhancement of local native vegetation, including the habitat of threatened species, populations and ecological communities by encouraging development to occur in areas already cleared of vegetation,
- (g) to ensure that development retains or enhances existing landscape values that include a distinctive agricultural component,
- (h) to prevent the establishment of traffic generating development along main and arterial roads,
- (i) to control outdoor advertising so that it does not disfigure the rural landscape,
- (j) to ensure that development does not create unreasonable economic demands for the provision or extension of public amenities or services.

Rural Living zone

The objectives of this zone are as follows:

- (a) to provide primarily for a rural residential lifestyle,
- (b) to enable identified agricultural land uses to continue in operation,
- (c) to minimise conflict with rural living land uses,
- (d) to ensure that agricultural activity is sustainable,
- (e) to provide for rural residential development on former agricultural land if the land has been remediated,
- (f) to preserve the rural landscape character of the area by controlling the choice and colour of building materials and the position of buildings, access roads and landscaping,
- (g) to allow for agricultural land uses that are ancillary to an approved rural residential land use that will not have significant adverse environmental effects or conflict with other land uses in the locality,
- (h) to ensure that development occurs in a manner:
 - (i) that does not have a significant adverse effect on water catchments, including surface and groundwater quality and flows, land surface conditions and important ecosystems such as streams and wetlands, and
 - (ii) that satisfies best practice guidelines and best management practices,
- (i) to prevent the establishment of traffic generating development along main and arterial roads,

- (j) to ensure that development does not create unreasonable economic demands for the provision or extension of public amenities or services.

Rural Village zone

The objectives of this zone are as follows:

- (a) to maintain the rural character of the village and to ensure buildings and works are designed to be in sympathy with the character of the village,
- (b) to protect hilltops, ridge lines, river valleys, rural landscapes and other local features of scenic significance by controlling the choice and colour of building materials and the position of buildings, access roads and landscaping,
- (c) to enable development for purposes other than residential only if they are compatible with the character of the village,
- (d) to ensure that development does not detract from the existing rural character,
- (e) to ensure that development does not create unreasonable economic demands for the provision or extension of public amenities or services,
- (f) to control outdoor advertising so that it does not disfigure the rural landscape,
- (g) to ensure that development occurs in a manner that satisfies best practice guidelines for the protection of water catchments, water quality, land surface conditions and important ecosystems.

Rural Housing zone

The objectives of this zone are as follows:

- (a) to provide primarily for low density residential housing and associated facilities,
- (b) to minimise conflict with rural land uses,
- (c) to preserve and maintain the rural character of the locality and ensure building and works are designed to be in sympathy with the character of the locality,
- (d) to ensure that development occurs in a manner that satisfy best management guidelines for the protection of water catchments, water quality, land surface conditions and important ecosystems,
- (e) to prevent the establishment of traffic generating development along main and arterial roads,
- (f) to ensure that development does not create unreasonable demands for the provision or extension of public amenities or services,
- (g) to enable development for purposes other than residential only if it is compatible with the character of the living area and has a domestic scale and character.

draft

Hawkesbury Local Environmental Plan 2012

Clause 2.8

Land Use Table

Part 2

generating works and solar energy systems, health services, ports, railways, roads, waste management and water supply systems

State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007

State Environmental Planning Policy (Rural Lands) 2008

State Environmental Planning Policy No 33—Hazardous and Offensive Development

State Environmental Planning Policy No 50—Canal Estate Development

State Environmental Planning Policy No 62—Sustainable Aquaculture

State Environmental Planning Policy No 64—Advertising and Signage

Zone RU1 Primary Production

1 Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To encourage diversity in primary industry enterprises and systems appropriate for the area.
- To minimise the fragmentation and alienation of resource lands.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage agricultural activities that do not rely on highly fertile land.
- To promote the conservation and enhancement of local native vegetation including the habitat of threatened species, populations and ecological communities by encouraging development to occur in areas already cleared of vegetation.
- To ensure that development retains or enhances existing landscape values including a distinctive agricultural component.

2 Permitted without consent

Bed and breakfast accommodation; Environmental protection works;
Extensive agriculture; Home occupations

3 Permitted with consent

Animal boarding or training establishments; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Child care centres; Community facilities; Correctional centres; Crematoria; Dual occupancies (attached); Dwelling houses; Educational establishments; Entertainment facilities; Environmental facilities; Extractive industries; Farm buildings; Flood mitigation works; Food and drink premises; Forestry; Funeral homes;

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Clause 2.8 Hawkesbury Local Environmental Plan 2012

Part 2 Land Use Table

Health consulting rooms; Helipads; Heliports; Home-based child care; Home industries; Hospitals; Intensive livestock agriculture; Intensive plant agriculture; Jetties; Landscaping material supplies; Moorings; Open cut mining; Places of public worship; Plant nurseries; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Tourist and visitor accommodation; Truck depots; Veterinary hospitals; Water recreation structures; Water-storage facilities

4 Prohibited

Any development not specified in item 2 or 3

Zone RU2 Rural Landscape

1 Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To maintain the rural landscape character of the land.
- To provide for a range of compatible land uses, including extensive agriculture.
- To minimise the fragmentation and alienation of resource lands.
- To minimise conflict between land uses in the zone and land uses in adjoining zones.
- To ensure that development occurs in a way that does not have a significant adverse effect on water catchments, including surface and groundwater quality and flows; land surface conditions and important ecosystems such as waterways.
- To ensure that development retains or enhances existing landscape values including a distinctive agricultural component.
- To preserve the river valley systems, scenic corridors, wooded ridges, escarpments, environmentally sensitive areas and other features of scenic quality.
- To protect hilltops, ridge lines, river valleys, rural landscape and other local features of scenic significance.

2 Permitted without consent

Bed and breakfast accommodation; Environmental protection works; Extensive agriculture; Home occupations

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Hawkesbury Local Environmental Plan 2012

Clause 2.8

Land Use Table

Part 2

3 Permitted with consent

Agriculture; Animal boarding or training establishments; Boat sheds; Building identification signs; Business identification signs; Cemeteries; Charter and tourism boating facilities; Crematoria; Dual occupancies (attached); Dwelling houses; Educational establishments; Entertainment facilities; Environmental facilities; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Funeral homes; Helipads; Home-based child care; Home industries; Jetties; Landscaping material supplies; Moorings; Places of public worship; Plant nurseries; Restaurants or cafes; Recreation areas; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Water recreation structures; Water storage facilities

4 Prohibited

Any development not specified in item 2 or 3

Zone RU4 Primary Production Small Lots

1 Objectives of zone

- To enable sustainable primary industry and other compatible land uses.
- 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.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To ensure that development occurs in a way that does not have a significant adverse effect on water catchments, including surface and groundwater quality and flows; land surface conditions and important ecosystems such as waterways.

2 Permitted without consent

Bed and breakfast accommodation; Environmental protection works; Extensive agriculture; Home occupations

3 Permitted with consent

Animal boarding or training establishments; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Caravan parks; Cemeteries; Child care centres; Charter and tourism boating facilities; Community facilities; Dual occupancies (attached); Dwelling houses; Educational establishments; Entertainment facilities; Environmental facilities; Farm buildings;

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Clause 2.8 Hawkesbury Local Environmental Plan 2012

Part 2 Land Use Table

Flood mitigation works; Food and drink premises; Home-based child care; Home industries; Intensive livestock agriculture; Intensive plant agriculture; Jetties; Landscaping material supplies; Moorings; Places of public worship; Plant nurseries; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Roads; Roadside stalls; Rural supplies; Rural workers' dwellings; Tourist and visitor accommodation; Veterinary hospitals; Water recreation structures; Water storage facilities

4 Prohibited

Any development not specified in item 2 or 3

Zone RU5 Village

1 Objectives of zone

- To provide for a range of land uses, services and facilities that are associated with a rural village.
- To maintain the rural character of the village and ensure building and works are designed to be in sympathy with the character of the village.
- To protect hilltops, ridge lines, river valleys, rural landscape and other local features of scenic significance
- To ensure that development does not detract from the existing rural character or create unreasonable demands for the provision or extension of public amenities and services.

2 Permitted without consent

Bed and breakfast accommodation; Environmental protection works; Home occupations

3 Permitted with consent

Boarding houses; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Caravan parks; Child care centres; Community facilities; Dual occupancies (attached); Dwelling houses; Educational establishments; Entertainment facilities; Environmental facilities; Flood mitigation works; Food and drink premises; Home-based child care; Home industries; Jetties; Landscaping material supplies; Moorings; Neighbourhood shops; Places of public worship; Plant nurseries; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Roads; Roadside stalls; Rural supplies; Schools; Tourist and visitor