

# Hornsby Local Environmental Plan 2013

## Land Use Matrix [DoP version 3.0]

- Legend**
- o permitted without consent [mandated under the SI].
  - o permitted without consent.
  - c permitted with consent [mandated under the SI].
  - c permitted with consent.
  - x prohibited [mandated under the SI].
  - x prohibited.
  - A permitted under SEPP (Affordable Rental Housing) 2009.
  - I permitted under SEPP (Infrastructure) 2007.
  - fill colours in **green** or **red** mandated under the SI.
  - fill colour in **purple** public infrastructure permitted under a SEPP.

Is the zone used? [please select Y/N for each zone]

	Rural						Residential					Business							Industrial				SP3	Rec'n		Env Prot'n			Waterways			
	RU1	RU2	RU3	RU4	RU5	RU6	R1	R2	R3	R4	R5	B1	B2	B3	B4	B5	B6	B7	IN1	IN2	IN3	IN4	SP3	RE1	RE2	E2	E3	E4	W1	W2	W3	
	Y	Y	N	Y	Y	N	N	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	Y	Y	Y	Y	Y	Y	Y	N	
(LAND USE terms WITHIN agriculture group term)																																
<b>agriculture</b>	x	x		x	x			x	x	x		x	x	x	x	x	x		x	x			x	x	x	x	x	x	x	x	x	
aquaculture	c	c		c	x			x	x	x		x	x	x	x	x	x		x	x			c	x	x	x	x	c	x	c	c	
extensive agriculture [eg. grazing of livestock, etc.]	o	o		o	x			x	x	x		x	x	x	x	x	x		x	x			x	x	x	x	x	o	x	x	x	
bee keeping	o	o		o	x			x	x	x		x	x	x	x	x	x		x	x			x	x	x	x	x	o	x	x	x	
dairy (pasture-based)	o	o		o	x			x	x	x		x	x	x	x	x	x		x	x			x	x	x	x	x	o	x	x	x	
intensive livestock agriculture [eg. poultry farms, etc.]	c	c		c	x			x	x	x		x	x	x	x	x	x		x	x			x	x	x	x	x	x	x	x	x	
feedlots	c	c		c	x			x	x	x		x	x	x	x	x	x		x	x			x	x	x	x	x	x	x	x	x	
dairies (restricted)	c	c		c	x			x	x	x		x	x	x	x	x	x		x	x			x	x	x	x	x	x	x	x	x	
intensive plant agriculture [eg. cultivation of irrigated crops]	c	c		c	x			x	x	x		x	x	x	x	x	x		x	x			x	x	x	x	x	x	x	x	x	
horticulture	c	c		c	x			x	x	x		x	x	x	x	x	x		x	x			x	x	x	x	x	x	x	x	x	
turf farming	c	c		c	x			x	x	x		x	x	x	x	x	x		x	x			x	x	x	x	x	x	x	x	x	
viticulture	c	c		c	x			x	x	x		x	x	x	x	x	x		x	x			x	x	x	x	x	x	x	x	x	
(LAND USE terms OUTSIDE agriculture group term)																																
animal boarding or training establishments	c	c		c	x			x	x	x		x	x	x	x	x	c		x	x			x	x	x	x	x	x	x	x	x	
farm buildings	c	c		c	x			x	x	x		x	x	x	x	x	x		x	x			x	x	x	x	x	c	x	x	x	
forestry	c	c		c	x			x	x	x		x	x	x	x	x	x		x	x			x	x	x	x	x	x	x	x	x	
(LAND USE terms WITHIN residential accommodation group term)																																
<b>residential accommodation</b>	x	x		x	x			x	x	x		x	x	x	x	x	x		x	x			x	x	x	x	x	x	x	x	x	
attached dwellings	x	x		x	x			c	x	c	x	c	x	x	x	x	x		x	x			x	x	x	x	x	x	x	x	x	
boarding houses	x	x		x	x			c	c	c	c	c	c	x	c	x	x		x	x			x	x	x	x	x	x	x	x	x	
dual occupancies	x	x		x	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	x			x	x	x		x	x	x	x	x	x		x	x			x	x	x	x	x	x	x	x	x	
dual occupancies (detached)	x	x		x	x			x	x	x		x	x	x	x	x	x		x	x			x	x	x	x	x	x	x	x	x	
dwelling houses	c	c		c	c	c		c	c	c	c	c	x	x	x	x	x		x	x			x	c	x	x	x	c	c	x	x	
group homes	c	c		c	c			c	c	c	A	c	c	c	A	c	c		x	x			c	c	x	x	x	c	c	x	x	
group homes (permanent)	c	c		c	c			c	c	c	A	c	c	c	A	c	c		x	x			c	c	x	x	x	c	c	x	x	
group homes (transitional)	c	c		c	c			c	c	c	A	c	c	c	A	c	c		x	x			c	c	x	x	x	c	c	x	x	
hostels	x	x		x	x			c	x	x	x	x	c	x	c	x	x		x	x			x	x	x	x	x	x	x	x	x	
multi dwelling housing	x	x		x	x			c	x	c	x	c	x	x	x	x	x		x	x			x	x	x	x	x	x	x	x	x	
residential flat buildings	x	x		x	x			c	x	c	c	c	x	x	x	x	x		x	x			x	x	x	x	x	x	x	x	x	
rural worker's dwellings	c	c		c	x			x	x	x		x	x	x	x	x	x		x	x			x	x	x	x	x	x	x	x	x	
secondary dwellings	c	c		c	x			A	A	A	A	A	x	x	x	x	x		x	x			x	x	x	x	x	x	x	x	x	
semi-detached dwellings	x	x		x	x			c	x	c	x	x	x	x	x	x	x		x	x			x	x	x	x	x	x	x	x	x	
seniors housing	x	x		x	x			c	x	c	x	x	x	x	c	x	x		x	x			x	x	x	x	x	x	x	x	x	
residential care facilities	x	x		x	x			c	x	c	x	x	x	c	x	x	x		x	x			x	x	x	x	x	x	x	x	x	
shop top housing	x	x		x	c			c	x	x	c	c	c	x	c	c	c		x	x			c	x	x	x	x	x	x	x	x	
(LAND USE terms OUTSIDE residential accommodation group term)																																
home-based child care	c	c		c	c			c	c	c		c	c	c	c	c	c		x	x			c	c	x	x	x	c	c	x	x	
home business	c	c		c	c			c	x	x		x	x	x	x	x	x		x	x			x	c	x	x	x	x	x	x	x	
home occupations	o	o		o	o			o	o	c	c	o	c	c	c	c	c		x	x			c	o	x	x	x	o	o	x	x	
home occupation (sex services)	x	x		x	x			x	x	x		x	x	x	x	x	x		x	x			x	x	x	x	x	x	x	x	x	
(LAND USE terms WITHIN tourist and visitor accommodation group term)																																
<b>tourist and visitor accommodation</b>	c	c		c	c			c	x	x		x	c	x	c	x	c		x	x			c	c	x	x	x	c	c	x	x	
backpackers' accommodation	x	x		x	x			x	x	x		x	c	c	c	x	c		x	x			c	c	x	x	x	x	x	x	x	
bed & breakfast accommodation	c	c		c	c			c	x	x		x	c	x	c	x	c		x	x			c	c	x	x	x	c	c	x	x	
farm stay accommodation	c	c		c	x			x	x	x		x	c	x	c	x	c		x	x			c	c	x	x	x	c	x	x	x	
hotel or motel accommodation	x	x		x	x			x	x	x		x	c	c	c	c	c		x	x			c	c	x	x	x	x	x	x	x	
serviced apartments	x	x		x	x			x	x	x		x	c	x	c	x	x		x	x			c	c	x	x	x	x	x	x	x	
(LAND USE terms OUTSIDE tourist and visitor accommodation group term)																																
camping grounds	x	x		x	x			x	x	x		x	x	x	x	x	x		x	x			c	c	c	c	x	x	x	x	x	
caravan parks	x	x		x	x			x	x	x		x	x	x	x	x	x		x	x			c	c	c	c	x	x	x	x	x	
eco-tourist facilities	c	c		c	x			x	x	x		x	x	x	x	x	x		x	x			c	c	x	x	x	x	x	x	x	
(LAND USE terms WITHIN commercial premises group term)																																
<b>commercial premises</b>	x	x		x	x			x	x	x		c	c	c	c	c	c		x	x			x	x	x	x	x	x	x	x	x	
<b>business premises</b> [eg. banks, post offices, hairdressers, etc.]	x	x		x	x			x	x	x		c	c	c	c	c	c		x	x			c	x	x	x	x	x	x	x	x	
funeral homes	x	x		x	x			x	x	x		c	c	c	c	c	c		x	x			c	x	x	x	x	x	x	x	x	
<b>office premises</b>	x	x		x	c			x	x	x		x	c	c	c	c	c	c		x	x			c	x	x	x	x	x	x	x	
<b>retail premises</b>	x	x		x	x			x	x	x		c	c	c	c	x	x		x	x			x	x	x	x	x	x	x	x	x	
bulky goods premises	x	x		x	x			x	x	x		x	c	c	c	c	c		x	x			x	x	x	x	x	x	x	x	x	
cellar door premises	c	c		c	x			x	x	x		c	c	c	c	x	x		x	x			x	x	x	x	x	x	x	x	x	
food & drink premises	x	x		x	x			x	x	x		c	c	c	c	c	c		x	c			c	c	x	x	x	x	x	x	x	
pubs	x	x		x	x			x	x	x		x	c	c	c	c	c		x	c			c	c	x	x	x	x	x	x	x	
restaurants or cafes	x	x		x	c			x	x	x		c	c	c	c	c	c		x	c			c	c	x	x	x	x	x	x	x	
take-away food & drink premises	x	x		x	c			x	x	x		c	c	c	c	c	c		x	c			c	c	x	x	x	x	x	x	x	
garden centres	x	c		c	x			x	x	x		c	c	c	c	c	c		c	c			x	x	x	x	x	x	x	x	x	
hardware & building supplies	x	x		x	x			x	x	x		x	c	c	c	c	c		c	c			x	x	x	x	x	x	x	x	x	
kiosks	x	x		x	x			x	x	x		c	c	c	c	c	c		c	c			c	x	c	c	x	x	x	x	c	
landscaping material supplies	c	c		c	x			x	x	x		x	c	c	c	c	c		x	c			x	x	x	x	x	x	x	x	x	
markets	x	x		x	x			x	x	x		c	c	c	c	x	x		x	x			x	x	x	x	x	x	x	x	x	
plant nurseries	c	c		c	x			x	x	x		c	c	c	c	c	c		x	c			x	x	x	x	x	x	x	x	x	
roadside stalls	c	c		c	x			x	x	x		c	c	c	c	x	x		x	x			x	x	x	x	x	x	x	x	x	
rural supplies	c	c		c	x			x	x																							



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**Legend**

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- I permitted under SEPP (Infrastructure) 2007.
- fill colours in **green** or **red** mandated under the SI.
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Is the zone used? [please select Y/N for each zone]

	Rural						Residential					Business							Industrial				SP3	Rec'n		Env Prot'n			Waterways					
	RU1 Primary Production	RU2 Rural Landscape	RU3 Forestry	RU4 Primary Production Small Lots	RU5 Village	RU6 Transition	R1 General Residential	R2 Low Density Residential	R3 Medium Density Residential	R4 High Density Residential	R5 Large Lot Residential	B1 Neighbourhood centre	B2 Local centre	B3 Commercial Core	B4 Mixed Use	B5 Business Development	B6 Enterprise corridor	B7 Business Park	IN1 General Industrial	IN2 Light Industrial	IN3 Heavy Industrial	IN4 Working Waterfront	SP3 Tourist	RE1 Public Recreation	RE2 Private Recreation	E2 Environmental conservation	E3 Environmental Management	E4 Environmental Living	W1 Natural Waterways	W2 Recreational Waterways	W3 Working Waterways			
child care centres	c	c		c	c		c	c	c	c		c	c	c	c	c	c		c	c				c	c	c	c		x	x	x	x	x	x
community facilities	c	c		c	c		c	c	c	c		c	c	c	c	c	c		c	c				c	c	c	c		x	x	x	x	x	x
correctional centres	x	x		x	x		x	x	x			x	x	x	x	x	x		x	x				x	x	x	x		x	x	x	x	x	x
emergency services facilities	I	I	I	I	I		c	c	c			I	I	I	I	I	I		I	I	I	I		c	c	c	c		x	c	x	x	x	c
industrial training facilities	x	x		x	x		x	x	x			x	x	x	c	c	c		c	c				c	x	x	x	x	x	x	x	x	x	
information and education facilities	c	c		c	x		c	x	x			c	c	c	c	c	c		c	c				c	c	x	x	x	x	x	x	x	x	
places of public worship	x	c		x	c		c	c	c	c		c	c	c	c	c	c		c	c				x	c	x	x	x	x	x	x	x	x	
public administration building	x	x		x	x		c	x	x			c	c	c	c	c	c		c	c				c	c	c	x	x	x	x	x	x	x	
research stations	x	x		x	x		x	x	x			x	x	x	x	x	x		x	x				x	x	x	x	x	x	x	x	x	x	
respite day care centres	c	c		c	c		c	c	c	c		c	c	c	c	c	c		c	c				c	c	c	c		x	x	x	x	x	x
<b>(LAND USE terms WITHIN signage group term)</b>																																		
<b>signage</b>	x	x		x	x		x	x	x			x	c	c	c	c	c		x	x				x	x	x	x	x	x	x	x	x	x	
advertising structure	x	x		x	x		x	x	x			x	c	c	c	c	c		x	x				x	x	x	x	x	x	x	x	x	x	
building identification sign	c	c		c	c		c	c	c			c	c	c	c	c	c		c	c				c	c	c	c		x	c	c	x	x	
business identification sign	c	c		c	c		c	c	c			c	c	c	c	c	c		c	c				c	c	c	c		x	c	c	x	x	
<b>(LAND USE terms relating to recreation)</b>																																		
boat launching ramps	x	x		x	x		x	x	x			x	x	x	x	x	x		x	x				c	x	x	x	x	x	x	x	c	c	
boat sheds	x	x		x	x		x	x	x			x	x	x	x	x	x		x	x				c	x	x	x	x	x	x	x	x	c	
charter & tourism boating facilities	x	x		x	x		x	x	x			x	x	x	x	x	x		x	x				c	c	x	x	x	x	x	x	x	c	
environmental facilities	c	c		c	x		x	x	x			x	x	x	x	x	x		x	x				c	c	c	c	c	c	x	c	c		
jetties	x	x		x	x		x	x	x			x	x	x	x	x	x		x	x				c	x	x	x	x	x	x	x	c	c	
marinas	x	x		x	x		x	x	x			x	x	x	x	x	x		x	x				c	c	x	x	x	x	x	x	x	c	
mooring	x	x		x	x		x	x	x			x	x	x	x	x	x		x	x				x	x	x	x	x	x	x	x	o	o	
mooring pens	x	x		x	x		x	x	x			x	x	x	x	x	x		x	x				x	x	x	x	x	x	x	x	x	c	
recreation areas	c	c		c	c		c	c	c			c	c	c	c	c	c		c	c				c	c	c	c		x	c	x	x	x	x
recreation facilities (indoor)	c	c		c	c		c	c	c			c	c	c	c	c	c		c	c				c	c	c	c		x	x	x	x	x	x
recreation facilities (major)	x	x		x	x		x	x	x			x	c	c	c	c	c		c	c				x	x	c	x	x	x	x	x	x	x	
recreation facilities (outdoor)	c	c		c	c		c	c	c			c	c	c	c	c	c		c	c				c	c	c	c		x	c	x	x	x	x
water recreation structures	x	x		x	x		x	x	x			x	x	x	x	x	x		x	x				c	x	x	x	x	x	x	x	c	c	
<b>(Other miscellaneous LAND USE terms)</b>																																		
cemetery	x	x		x	x		x	x	x			x	x	x	x	x	x		x	x				x	x	c	c		x	x	x	x	x	x
crematorium	x	x		x	x		x	x	x			x	x	x	x	x	x		x	x				x	x	x	x	x	x	x	x	x	x	
environmental protection works	o	o		o	o		o	o	o			o	o	o	o	o	o		o	o				o	o	o	o		c	o	o	o	o	o
exhibition homes	x	x		x	x		x	x	x			x	x	x	x	x	x		x	x				x	x	x	x	x	x	x	x	x	x	
exhibition villages	x	x		x	x		x	x	x			x	x	x	x	x	x		x	x				x	x	x	x	x	x	x	x	x	x	
extractive industries	c	c		c	x		x	x	x			x	x	x	x	x	x		x	x				x	x	x	x	x	x	x	x	x	x	
flood mitigation works	c	c		c	c		c	c	c			c	c	c	c	c	c		c	c				c	c	c	c		c	c	c	x	x	
mortuaries	x	x		x	x		x	x	x			x	x	x	x	x	x		c	c				x	x	x	x	x	x	x	x	x	x	
open cut mining	c	c		c	x		x	x	x			x	x	x	x	x	x		x	x				x	x	x	x	x	x	x	x	x	x	
<b>(OTHER LAND USES)</b>																																		
development which cannot be characterised into any land uses defined in the SI	x	x		x	x		x	x	x			c	c	c	c	c	c		c	c				c	x	x	x	x	x	x	x	x	x	

**Note 1.** Zone B8 Metropolitan Centre is not included in the matrix given this zone may only be used in two nominated LGAs. Zone E1 National Parks and Nature Reserves is not included given there is no need to add any additional uses to the zone. Zones SP1 Special Activities and SP2 Infrastructure are not included given the primary uses in these zones should be annotated on the Land Zoning Map.

**Note 2.** A type of development referred to in the matrix is a reference to that type of development only to the extent it is not regulated by an applicable State Environmental Planning Policy (SEPP). The following SEPPs in particular may be relevant to development on land covered by this Plan:

- SEPP (Housing for Seniors or People with a Disability) 2004
- SEPP (Infrastructure) 2007
- SEPP (Mining, Petroleum Production and Extractive Industries) 2007
- SEPP (Rural Lands) 2008
- SEPP (Affordable Rental Housing) 2009
- SEPP No 33—Hazardous and Offensive Development
- SEPP No 50—Canal Estate Development
- SEPP No 62—Sustainable Aquaculture
- SEPP No 64—Advertising and Signage

**Important note**

This information does not constitute legal advice. Users are advised to seek professional advice and refer to the relevant legislation, as necessary.

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