

The Hills Local Environmental Plan 2019 Land Use Matrix		RU1	RU2	RU3	RU5	RU6	R1	R2	R3	R4	E1	E3	E4	MU1	SP3	SP4	RE1	RE2	C2	C3	C4	W2
		Primary Production	Rural Landscape	Forestry	Village	Transition	General Residential	Low Density Residential	Medium Density Residential	High Density Residential	Local Centre	Productivity Support	General Industrial	Mixed Use	Tourist	Enterprise	Public Recreation	Private Recreation	Environmental Conservation	Environmental Management	Environmental Living	Recreational Waterway
(LAND USE terms WITHIN agriculture group term)																						
agriculture		c	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
agritourism		c	c	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
farm experience premises		c	c	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
farm gate premises		c	c	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
cellar door premises		c	c	x	c	c	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	c	x	c	c	x	x	x	c
oyster aquaculture		c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c
pond-based aquaculture		c	c	c	x	x	c	c	x	x	x	x	x	x	c	x	c	c	x	c	c	c
tank-based aquaculture		c	c	c	c	c	c	c	c	x	c	c	c	c	c	c	c	c	x	c	c	c
extensive agriculture [eg. grazing of livestock etc.]		o	o	x	x	o	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
bee keeping		o	o	x	x	o	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
dairy (pasture-based)		o	o	x	x	o	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
intensive livestock agriculture		c	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
feedlots		c	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
dairies (restricted)		c	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
pig farm		c	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
poultry farm		c	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	x	x	c	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
horticulture		c	c	x	x	c	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
turf farming		c	c	x	x	c	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
viticulture		c	c	x	x	c	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	x	x	x	x	x	x	x	x	c	x	x	x	x	x	x	x	x	x	x
farm buildings		c	c	x	x	c	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
forestry		c	c	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)																						
residential accommodation		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	c	x	c	x	c	c	c	x	x	x	x	x	x	x	x	x	x	x
boarding houses		x	x	x	x	x	c	x	c	c	c	x	x	c	x	x	x	x	x	x	x	x
co-living housing		x	x	x	H	x	x	x	x	H	x	x	H	x	x	x	x	x	x	x	x	x
dual occupancies		x	x	x	x	x	c	c	c	c	x	x	x	x	x	x	x	x	x	x	x	x
dual occupancies (attached)		c	c	x	x	c	c	c	c	c	x	x	x	x	x	x	x	x	x	x	c	x
dual occupancies (detached)		x	x	x	x	x	c	c	c	c	x	x	x	x	x	x	x	x	x	x	x	x
dwelling houses		c	c	x	c	c	c	c	c	c	x	x	x	x	c	x	x	x	x	c	c	x
group homes		H	H	x	x	H	c	c	c	H	x	x	x	H	H	x	x	x	x	H	H	x
group homes (permanent)		H	H	x	x	H	c	c	c	H	x	x	x	H	H	x	x	x	x	H	H	x
group homes (transitional)		H	H	x	x	H	c	c	c	H	x	x	x	H	H	x	x	x	x	H	H	x
hostels		x	x	x	x	x	c	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
multi dwelling housing		x	x	x	x	x	c	x	c	c	c	x	x	x	x	x	x	x	x	x	x	x
residential flat buildings		x	x	x	x	x	c	x	x	c	x	x	x	c	x	x	x	x	x	x	x	x
rural worker's dwellings		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	x	x	c	H	H	H	H	x	x	x	x	x	x	x	x	x	c	x	x
semi-detached dwellings		x	x	x	x	x	c	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
seniors housing		x	x	x	H	x	H	H	H	H	H	H	x	H	x	H	x	H	x	x	x	x
independent living unit		x	x	x	H	x	H	H	H	H	H	H	x	H	x	H	x	H	x	x	x	x
residential care facilities		x	x	x	H	x	H	H	H	H	H	H	x	H	x	H	x	H	x	x	x	x
shop top housing		x	x	x	c	x	c	x	x	c	c	x	x	c	x	x	x	x	x	x	x	x
(LAND USE terms OUTSIDE residential accommodation group term)																						
home business		c	c	x	o	c	o	o	o	o	o	x	x	o	c	x	x	x	x	x	c	x
home occupations		o	o	x	o	o	o	o	o	o	o	x	x	o	o	x	x	x	x	o	o	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
(LAND USE terms WITHIN tourist and visitor accommodation group term)																						
tourist and visitor accommodation		x	x	x	x	x	x	x	x	x	x	x	x	c	c	x	x	x	x	x	x	x
backpackers' accommodation		x	x	x	x	x	x	x	x	x	x	x	x	c	c	x	x	x	x	x	x	x
bed & breakfast accommodation		o	o	x	x	o	c	c	x	x	c	x	x	c	c	x	x	x	x	x	c	x
farm stay accommodation		c	c	x	x	c	x	x	x	x	x	x	x	c	c	x	x	x	x	x	x	x
hotel or motel accommodation		x	x	x	x	x	c	x	x	x	c	c	c	c	c	c	x	c	x	x	x	x
serviced apartments		x	x	x	x	x	x	x	x	x	c	c	c	c	c	c	x	c	x	x	x	x
(LAND USE terms OUTSIDE tourist and visitor accommodation group term)																						
camping grounds		x	c	x	x	x	x	x	x	x	x	x	x	c	x	x	x	x	x	x	x	x
primitive camping ground		x	c	x	x	x	x	x	x	x	x	x	x	c	x	x	x	x	x	x	x	x
caravan parks		x	c	x	x	x	x	x	x	x	x	x	x	c	x	x	x	x	x	x	x	x
eco-tourist facilities		x	c	x	x	c	x	x	x	x	x	x	x	c	x	x	x	x	x	x	x	x

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(LAND USE terms WITHIN commercial premises group term)																															
commercial premises																															
business premises [eg. banks, post offices, hairdressers, etc.]																															
funeral homes																															
goods repair and reuse facilities																															
office premises																															
retail premises																															
food & drink premises																															
pubs																															
restaurants and cafes																															
small bars																															
take-away food & drink premises																															
garden centres																															
hardware & building supplies																															
kiosks																															
landscaping material supplies																															
markets																															
plant nurseries																															
roadside stalls																															
rural supplies																															
shops																															
neighbourhood shops																															
neighbourhood supermarket																															
specialised retail premises																															
timber yards																															
vehicle sales or hire premises																															
(LAND USE terms OUTSIDE commercial premises group term)																															
amusement centres																															
entertainment facilities																															
function centres																															
highway service centres																															
industrial retail outlets																															
registered clubs																															
restricted premises																															
service stations																															
sex service premises																															
veterinary hospitals																															
wholesale supplies																															
(LAND USE terms WITHIN rural industry group term)																															
rural industries [eg. use of composting facilities and works]																															
agricultural produce industries																															
livestock processing industries																															
sawmill or log processing industries																															
stock & sale yards																															
(LAND USE terms WITHIN industry group term)																															
industries																															
heavy industries																															
hazardous industry																															
offensive industry																															
light industries																															
artisan food and drink industry																															
creative industries																															
high technology industries																															
data centre																															
home industry																															
general industries																															
(LAND USE terms OUTSIDE industry group term)																															
boat building and repair facilities																															
vehicle body repair workshops																															
vehicle repair stations																															
(LAND USE terms WITHIN heavy industrial storage establishment group term)																															
heavy industrial storage establishments																															
hazardous storage establishments																															
liquid fuel depots																															
offensive storage establishments																															
(LAND USE terms WITHIN heavy storage premises group term)																															
storage premises																															
self storage units																															

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Legend o permitted without consent c permitted with consent x prohibited H permitted under SEPP (Housing) 2021 TI permitted under SEPP (Transport & Infrastructure) 2021 Fill colours in green or red mandated under the SI. Fill colours in purple public infrastructure permitted under a SEPP.																						
(LAND USE terms OUTSIDE storage premises group term)																						
depots	x	x	x	x	x	x	x	x	x	x	c	c	x	x	x	x	x	x	x	x	x	x
warehouse or distribution centre	x	x	x	x	x	x	x	x	x	x	c	c	x	x	c	x	x	x	x	x	x	x
local distribution premises	x	x	x	x	x	x	x	x	x	x	c	c	c	c	x	c	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	x	x	x	x	x	x	x	x	x	x	x	x	x
biosolids treatment facilities	TI	TI	x	x	x	x	x	x	x	x	x	TI	x	x	x	x	x	x	x	x	x	x
sewerage reticulation systems	TI	TI	TI	TI	TI	TI	TI	TI	TI	TI	TI	TI	TI	TI	TI	TI	TI	TI	TI	TI	TI	TI
sewerage treatment plants	TI	TI	x	x	x	x	x	x	x	x	x	TI	x	x	x	x	x	x	x	x	x	x
water recycling facilities	TI	TI	x	x	x	x	x	x	x	x	x	TI	x	x	x	x	x	x	x	x	x	x
(LAND USE terms WITHIN waste or resource management facility group term)																						
Waste or resource management facilities	TI	TI	x	c	x	c	x	x	x	c	c	TI	c	x	c	x	x	x	x	x	x	x
resource recovery facilities	TI	TI	x	x	x	x	x	x	x	x	x	TI	x	x	x	x	x	x	x	x	x	x
waste disposal facilities	TI	TI	x	x	x	x	x	x	x	x	x	TI	x	x	x	x	x	x	x	x	x	x
waste or resource transfer stations	TI	TI	x	c	x	c	x	x	x	c	TI	c	c	c	c	x	x	x	x	x	x	x
(LAND USE terms WITHIN water supply system group term)																						
water supply systems	c	c	x	x	c	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
water reticulation systems	c	c	x	x	c	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
water storage facilities	c	c	x	x	c	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
water treatment facilities	c	c	x	x	c	x	x	x	x	x	x	x	x	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	x	x	x	x	x	x	x	x	x	x	x	x	x
airport	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
heliport	x	c	x	x	x	x	x	x	x	x	c	x	x	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	x	x	x	x	x	x	x	x	x	x	x	x	x
helipad	x	c	x	x	x	x	x	x	x	x	c	x	x	c	x	x	x	x	x	x	x	x
(Other LAND USE terms relating to infrastructure)																						
car parks	x	x	x	x	x	c	x	c	c	x	c	c	c	c	c	c	c	x	x	x	x	x
electricity generating works	TI	TI	TI	x	x	x	x	x	x	x	x	TI	x	x	x	x	x	x	x	x	x	x
freight transport facilities	x	x	x	x	x	x	x	x	x	x	c	c	c	x	c	x	x	x	x	x	x	x
passenger transport facilities	x	x	x	x	x	x	x	x	x	c	c	c	c	x	c	x	x	x	x	x	x	x
port facilities	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
roads	c	c	o	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c
transport depots	x	x	x	x	x	x	x	x	x	x	c	c	x	x	x	x	x	x	x	x	x	x
truck depots	x	x	x	x	x	x	x	x	x	x	c	c	x	x	c	x	x	x	x	x	x	x
wharf or boating facilities	x	c	x	x	x	x	x	x	x	x	x	x	x	c	x	x	x	x	x	x	x	c
(LAND USE terms WITHIN educational establishment group term)																						
educational establishments [eg. TAFE establishment, etc.]	c	TI	x	TI	TI	TI	TI	TI	TI	TI	TI	x	TI	x	TI	x	x	x	x	TI	x	x
schools	c	TI	x	c	TI	TI	TI	TI	TI	TI	TI	x	TI	c	TI	x	x	x	x	TI	x	x
(LAND USE terms WITHIN health services facility group term)																						
health services facilities	x	x	x	TI	TI	TI	x	TI	TI	TI	TI	x	TI	x	TI	x	x	x	x	x	x	x
hospitals	x	x	x	TI	TI	TI	x	TI	TI	TI	TI	x	TI	x	TI	x	x	x	x	x	x	x
medical centres	x	x	x	TI	TI	TI	x	TI	TI	c	TI	x	c	c	TI	x	x	x	x	x	x	x
health consulting rooms	x	c	x	TI	TI	TI	TI	TI	TI	TI	TI	x	TI	c	TI	x	x	x	x	x	x	x
(Other LAND USE terms relating to community infrastructure)																						
early education and care facilities	x	x	x	c	x	c	c	c	c	c	c	c	c	x	c	x	x	x	x	x	x	x
centre-based child care facilities	x	c	x	c	c	c	c	c	c	c	c	c	c	x	c	c	x	x	x	x	x	x
home-based child care	c	c	x	c	c	c	c	c	c	c	x	x	c	c	x	x	x	x	x	c	x	x
school-based child care	x	TI	x	TI	TI	TI	TI	TI	TI	TI	TI	c	TI	x	c	x	x	x	x	TI	x	x
community facilities	c	c	x	c	c	c	c	c	c	c	c	c	c	c	c	c	c	x	x	c	x	x
correctional centres	x	c	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
emergency services facilities	TI	TI	TI	TI	x	c	c	c	c	TI	TI	TI	TI	c	TI	c	x	x	x	c	x	x
industrial training facilities	x	x	x	x	x	x	x	x	x	x	c	c	x	x	x	x	x	x	x	x	x	x
information and education facilities	c	c	x	c	c	x	x	x	x	c	c	c	c	c	c	c	x	x	x	x	x	x
places of public worship	x	c	x	c	x	c	c	c	c	c	c	c	c	c	c	x	x	x	x	x	x	x
public administration building	c	c	c	c	x	x	x	x	x	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	c	x	x	x	x	x	x	x	c	x	x	x
respite day care centres	x	c	x	c	c	c	c	c	c	c	c	c	c	x	c	c	x	x	x	x	x	x
(LAND USE terms WITHIN signage group term)																						
signage	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
advertising structure	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
building identification sign	c	c	x	c	c	c	c	c	c	c	c	c	c	c	c	c	c	x	x	c	c	c
business identification sign	c	c	x	c	c	c	c	c	c	c	c	c	c	c	c	c	c	x	x	c	c	c

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(Other LAND USE terms relating to recreation)

boat launching ramps	x	c	x	x	x	x	x	x	x	x	x	x	x	c	x	c	c	x	x	x	c
boat sheds	x	c	x	x	x	x	x	x	x	x	x	x	x	c	x	x	x	x	x	x	c
charter tourism boating facilities	x	c	x	x	x	x	x	x	x	x	x	x	x	c	x	x	c	x	x	x	c
environmental facilities	c	c	c	x	c	x	x	x	x	x	x	x	x	c	x	c	c	c	x	x	c
jetties	x	c	x	x	x	x	x	x	x	x	x	x	x	c	x	c	c	x	x	x	c
marinas	x	c	x	x	x	x	x	x	x	x	x	x	x	c	x	x	x	x	x	x	c
mooring	x	o	x	x	x	x	x	x	x	x	x	x	x	o	x	x	x	x	x	x	c
mooring pens	x	c	x	x	x	x	x	x	x	x	x	x	x	c	x	x	x	x	x	x	c
recreation areas	c	c	x	c	c	c	c	c	c	c	c	c	c	c	c	c	c	x	x	x	x
recreation facilities (indoor)	c	c	x	c	c	x	x	x	x	c	c	c	c	c	c	c	c	x	x	x	x
recreation facilities (major)	x	x	x	x	x	x	x	x	x	c	c	x	x	x	x	c	x	x	x	x	x
recreation facilities (outdoor)	c	c	x	c	c	x	x	x	x	c	c	c	c	c	c	c	c	x	x	x	x
water recreation structures	x	c	x	x	x	x	x	x	x	x	x	x	x	c	x	c	c	x	x	x	c

(Other miscellaneous LAND USE terms)

cemeteries	x	c	x	x	c	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Crematoria	c	c	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
environmental protection works	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	o	o	c	c	c	c
exhibition homes	x	x	x	x	x	c	c	c	c	x	x	x	c	x	x	x	x	x	x	x	x
exhibition villages	x	x	x	x	x	x	c	c	x	x	x	x	x	x	x	x	x	x	x	x	x
extractive industries	c	c	x	x	x	x	x	x	x	x	c	c	x	x	c	x	x	x	x	x	x
flood mitigation works	c	c	x	c	c	c	c	c	c	c	c	c	c	x	c	x	x	x	x	x	x
mortuaries	x	x	x	x	x	x	x	x	x	x	c	c	x	x	c	x	x	x	x	x	x
open cut mining	c	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x

(OTHER LAND USES)

Note 1. Zone C1 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 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 (Transport and Infrastructure) 2021
 SEPP (Housing) 2021
 SEPP (Resources and Energy) 2021
 SEPP (Primary Production) 2021
 SEPP (Resilience and Hazards) 2021
 SEPP (Biodiversity and Conservation) 2021
 SEPP (Industry and Employment) 2021

Important note

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

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