



Attachment 3 to Item 071

Draft Translation of Employment
Zones Land Use Table -
Hawkesbury Local Environmental
Plan 2012

Date of meeting: 12 April 2022
Location: Council Chambers
Time: 6:30 p.m.

Translation of the employment zones land use tables

Hawkesbury LEP 2012 land use tables (Version 2.0)



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Hawkesbury Local Environmental Plan 2012

Zone E1 Local Centre

1 Objectives of zone

- To provide a range of retail, business and community uses that serve the needs of people who live, work or visit the area.
- To encourage investment in local commercial development that generates employment opportunities and economic growth.
- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To ensure the scale and type of development is compatible with the character and amenity of the area.

2 Permitted without consent

Environmental protection works; Home occupations

3 Permitted with consent

Amusement centres; Artisan food and drink industries; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Home businesses; Home industries; Hostels; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Respite day care centres; Roads; Service stations; Shop top housing; Tank-based aquaculture; Veterinary hospitals; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Airports; Airstrips; Biosolids treatment facilities; Boat building and repair facilities; Boat sheds; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Extensive agriculture; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Home occupations (sex services); Industrial retail outlets; Industries; Intensive livestock agriculture; Intensive plant agriculture; Jetties; Marinas; Moorings; Open cut mining; Recreation facilities (major); Research stations; Resource recovery facilities; Rural industries; Rural workers' dwellings; Sewage treatment plants; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Waste disposal facilities; Water recreation structures; Water recycling facilities

Zone E2 Commercial Centre

1 Objectives of zone

- To strengthen the role of the commercial centre as the centre of business, retail, community and cultural activity.
- To encourage investment in commercial development that generates employment opportunities and economic growth.
- To encourage development that has a high level of accessibility and amenity, particularly for pedestrians.
- To enable residential development that is consistent with the Council's strategic planning for residential development in the area.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.

2 Permitted without consent

[Environmental protection works](#); Home occupations

3 Permitted with consent

Amusement centres; Artisan food and drink industries; Backpackers' accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Home businesses; Home industries; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Mortuaries; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Tank-based aquaculture; Vehicle repair stations; Veterinary hospitals; [Any other development not specified in item 2 or 4](#)

4 Prohibited

[Airports](#); [Airstrips](#); [Biosolids treatment facilities](#); [Boat building and repair facilities](#); [Boat sheds](#); [Cemeteries](#); [Charter and tourism boating facilities](#); [Correctional centres](#); [Crematoria](#); [Depots](#); [Extensive agriculture](#); [Extractive industries](#); [Farm buildings](#); [Forestry](#); [Freight transport facilities](#); [Heavy industrial storage establishments](#); [Home occupations \(sex services\)](#); [Hostels](#); [Industrial retail outlets](#); [Industries](#); [Intensive livestock agriculture](#); [Intensive plant agriculture](#); [Jetties](#); [Marinas](#); [Moorings](#); [Open cut mining](#); [Pond-based aquaculture](#); [Recreation facilities \(major\)](#); [Research stations](#); [Resource recovery facilities](#); [Rural industries](#); [Rural workers' dwellings](#); [Sewage treatment plants](#); [Storage premises](#); [Transport depots](#); [Truck depots](#); [Vehicle body repair workshops](#); [Waste disposal facilities](#); [Water recreation structures](#); [Water recycling facilities](#)

Zone E3 Productivity Support

1 Objectives of zone

- To provide a range of facilities and services, light industries, warehouses and offices.
- To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
- To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
- To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
- To provide opportunities for new and emerging light industries.
- To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.

2 Permitted without consent

[Environmental protection works; Home occupations](#)

3 Permitted with consent

Animal boarding or training establishments; Boat building and repair facilities; Building identification signs; Business identification signs; Business premises; Centre-based child care facilities; Community facilities; Depots; Function centres; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Roads; Rural supplies; Service stations; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies; [Any other development not specified in item 2 or 4](#)

4 Prohibited

[Airports; Airstrips; Amusement centres; Biosolids treatment facilities; Boat sheds; Camping grounds; Car parks; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Exhibition homes; Exhibition villages; Extensive agriculture; Extractive industries; Farm buildings; Forestry; Freight transport facilities; General industries; Heavy industrial storage establishments; Heavy industries; Highway service centres; Home businesses; Home occupations \(sex services\); Home-based child care; Intensive livestock agriculture; Intensive plant agriculture; Jetties; Kiosks; Marinas; Moorings; Open cut mining; Residential accommodation; Resource recovery facilities; Restricted premises; Roadside stalls; Rural industries; Sewage treatment plants; Sex services premises; Shops; Tourist and visitor](#)

Employment zones reform

Translation of Hawkesbury LEP 2012 land use tables



accommodation; Transport depots; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water storage facilities; Water treatment facilities

Zone E4 General Industrial

1 Objectives of zone

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.

2 Permitted without consent

Environmental protection works; Home occupations

3 Permitted with consent

Building identification signs; Business identification signs; Depots; [Emergency services facilities](#); Freight transport facilities; [Funeral homes](#); Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; [Health services facilities](#); Industrial retail outlets; Industrial training facilities; Light industries; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Roads; Take away food and drink premises; Tank-based aquaculture; Warehouse or distribution centres; [Any other development not specified in item 2 or 4](#)

4 Prohibited

[Airports](#); [Airstrips](#); [Amusement centres](#); [Boat sheds](#); [Business premises](#); [Camping grounds](#); [Car parks](#); [Caravan parks](#); [Cellar door premises](#); [Cemeteries](#); [Charter and tourism boating facilities](#); [Educational establishments](#); [Exhibition homes](#); [Exhibition villages](#); [Farm buildings](#); [Forestry](#); [Hazardous storage establishments](#); [Highway service centres](#); [Home businesses](#); [Home occupations \(sex services\)](#); [Home-based child care](#); [Intensive livestock agriculture](#); [Intensive plant agriculture](#); [Jetties](#); [Kiosks](#); [Marinas](#); [Markets](#); [Moorings](#); [Offensive storage establishments](#); [Office premises](#); [Recreation facilities \(major\)](#); [Research stations](#); [Residential accommodation](#); [Restricted premises](#); [Roadside stalls](#); [Sex services premises](#); [Shops](#); [Specialised retail premises](#); [Tourist and visitor accommodation](#); [Water recreation structures](#)

Local Provisions and Schedule 1 – Additional permitted uses

This table lists Local Provisions and Schedule 1 – Additional permitted uses.

Existing zone names will be updated to new zone names.

LEP	Clause/Schedule	Provision	Direction
	Schedule 1		
	Schedule 1, cl.5, 77–79 Old Bells Line of Road, Kurrajong	Allows restaurant or cafe and shop (land zoned B1)	Delete provision.