

<b>Zone</b>	<b>Description</b>	<b>Use in Wollondilly</b>
<b>Rural Zones</b>		
RU1 Primary Production	A rural zone primarily intended to promote agricultural production and environmental protection.	In rural areas, particularly land with better soils and conditions for agriculture.
RU2 Rural Landscape	A rural zone that encourages agriculture and other supporting uses.	In rural areas with large lot sizes and less productive soil and conditions.
RU3 Forestry	Sets aside land for forestry.	Not used in Wollondilly.
RU4 Primary Production Small Lots	A rural zone that encourages agriculture on smaller allotments and allows for rural living opportunities.	Used around villages to create a buffer and edge for the urban area.
RU5 Village	Used for remote villages.	Not used in Wollondilly.
RU6 Transition	Used to provide a transition between rural areas and regional centres.	Not used in Wollondilly.
<b>Residential Zones</b>		
R1 General Residential	It is used where there is a desire to maximise flexibility in residential areas.	Not used in Wollondilly.
R2 Low Density Residential	A residential zone that encourages detached housing.	Used in all of our villages.
R3 Medium Density Residential	A residential zone that encourages terraces, units, small scale residential flat buildings and other forms of medium density development.	Used in the larger villages around commercial centres and train stations.
R4 High Density Residential	A residential zone that encourages larger residential flat buildings and high-rise development.	Not used in Wollondilly.
R5 Large Lot Residential	A residential zone that encourages detached housing on larger allotments.	Used in the villages for larger lot areas.
<b>Business Zones</b>		
B1 Neighbourhood Centre	A commercial zone that aims to provide local services for a smaller centre.	Used in smaller villages
B2 Local Centre	A commercial zone that aims to provide local services for a larger centre and surrounding smaller centres.	Used in larger villages
B3 Commercial Core	A commercial zone that aims to provide services on a regional level.	Not used in Wollondilly. This is a zone you would see in Campbelltown or Liverpool.
B4 Mixed Use	A zone that allows both commercial and residential development.	Currently (as of 2013) only used in Bingara though it likely be used in other locations in the future.
B5 Business Development	This zone is part industrial and part commercial and is used to encourage employment opportunities.	Used in Tahmoor South Business Development Lands at this stage. Requested in Planning Proposals for other areas.

<b>Zone</b>	<b>Description</b>	<b>Use in Wollondilly</b>
<b>Business Zones</b>		
B6 Enterprise Corridor	Variety of high intensity business use zones.	These business zones are not used in Wollondilly as we do not have the population needed to have commercial development at this intensity.
B7 Business Park		
B8 Metropolitan Centre		
<b>Industrial Zones</b>		
IN1 General Industrial	An industrial zone that maximises flexibility.	Used only in Maldon at this stage.
IN2 Light Industrial	An industrial zone focused on lower intensity and lower impact uses.	Most of our employment lands including Picton and Warragamba.
IN3 Heavy Industrial	An industrial zone focused on higher intensity and higher potential impact uses.	Used only in Maldon at this stage.
IN4 Working Waterfront	Industrial zone for ports and similar uses.	Not used in Wollondilly.
<b>Special Purpose Zones</b>		
SP1 Special Activities	A zone that sets aside land for a particular land use or uses. The most restrictive zone in the plan.	Cemeteries, The QV hospital and some other particular sites in Wollondilly.
SP2 Infrastructure	Used for major infrastructure such as main roads, water supply other utility installations.	Main roads and major utilities.
SP3 Tourist	Used to set aside land for tourist accommodation and facilities.	Not used in Wollondilly.
<b>Recreation Zones</b>		
RE1 Public Recreation	Used for public open space and parks.	Used for Council parks, sports grounds etc.
RE2 Private Recreation	Used for to zone for private recreation facilities.	Used for the part of the sports ground at Picton that is not publically owned and other similar sites.
<b>Environment Protection Zones</b>		
E1 National Parks and Nature Reserves	A zone for publically owned environmental conservation land.	Used for the National Parks within Wollondilly.
E2 Environmental Conservation	Used to zone private land for environmental conservation. Very restrictive and does not allow for a dwelling.	Used where developers have agreed to “lock up” land for conservation.
E3 Environmental Management	Used to zone private land for environmental conservation. Less restrictive than E2 and does allow for a dwelling.	Used to set aside land for conservation in private ownership without preventing the use of some of the land for a dwelling.
E4 Environmental Living	A rural living zone that has a focus on environmental protection and not on agriculture.	Used for “rural living” land were agriculture is not appropriate or where there are particularly high environmental values.
<b>Waterway Zones</b>	<b>These are used for major waterways and are not used in Wollondilly.</b>	