

Ku-ring-gai Local Environmental Plan (Local Centres) 2012

under the
Environmental Planning and Assessment Act 1979

I, the Minister for Planning and Infrastructure, pursuant to section 33A of the *Environmental Planning and Assessment Act 1979*, adopt the mandatory provisions of the *Standard Instrument (Local Environmental Plans) Order 2006* and prescribe matters required or permitted by that Order so as to make a local environmental plan as follows:

Minister for Planning and Infrastructure

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Part 1 Preliminary

1.1 Name of Plan [compulsory]

This Plan is **Ku-ring-gai** Local Environmental Plan (**Local Centres**) **2012**.

1.1AA Commencement [compulsory]

This Plan commences on the day on which it is published on the NSW legislation website.

1.2 Aims of Plan [compulsory]

- (1) This Plan aims to make local environmental planning provisions for land in **Ku-ring-gai** in accordance with the relevant standard environmental planning instrument under section 33A of the Act.
- (2) The particular aims of this Plan are as follows:
 - (a) to establish a hierarchy of centres for Ku-ring-gai,
 - (b) to guide the future development of land and the management of environmental, social, economic, heritage and cultural resources within Ku-ring-gai for the benefit of present and future generations.
 - (c) to facilitate the development of the centres to enhance Ku-ring-gai's economic role and cater to the retail and commercial needs of the local community,
 - (d) to provide a variety of housing choice within and adjacent to the centres,
 - (e) to protect, enhance and sustainably manage the biodiversity, natural ecosystems, water resources and ecological processes within the catchments of Ku-ring-gai
 - (f) to recognize, protect and conserve Ku-ring-gai's indigenous and non-indigenous cultural heritage,
 - (g) to encourage a diversity of employment within Ku-ring-gai,
 - (h) to achieve land use relationships that promote the efficient use of infrastructure,
 - (i) to facilitate good management of public assets and promote opportunities for social, cultural and community activities, and
 - (j) to protect the character of low density residential areas, and the special aesthetic values of land in the Ku-ring-gai area.

1.3 Land to which Plan applies [compulsory]

This Plan applies to the land identified on the Land Application Map.

1.4 Definitions [compulsory]

The Dictionary at the end of this Plan defines words and expressions for the purposes of this Plan.

1.5 Notes [compulsory]

Notes in this Plan are provided for guidance and do not form part of this Plan.

1.6 Consent authority [compulsory]

The consent authority for the purposes of this Plan is (subject to the Act) the Council.

1.7 Maps [compulsory]

- (1) A reference in this Plan to a named map adopted by this Plan is a reference to a map by that name:
 - (a) approved by the Minister when the map is adopted, and
 - (b) as amended or replaced from time to time by maps declared by environmental planning instruments to amend or replace that map, and approved by the Minister when the instruments are made.
- (2) Any 2 or more named maps may be combined into a single map. In that case, a reference in this Plan to any such named map is a reference to the relevant part or aspect of the single map.
- (3) Any such maps are to be kept and made available for public access in accordance with arrangements approved by the Minister.
- (4) For the purposes of this Plan, a map may be in, and may be kept and made available in, electronic or paper form, or both.

Note. The maps adopted by this Plan are to be made available on the official NSW legislation website in connection with this Plan. Requirements relating to the maps are set out in the documents entitled *Standard technical requirements for LEP maps* and *Standard requirements for LEP GIS data* which are available on the website of the Department of Planning and Infrastructure.

1.8 Repeal of planning instruments applying to land [compulsory]

- (1) All local environmental plans and deemed environmental planning instruments applying only to the land to which this Plan applies are repealed.

Note. The following local environmental plans are repealed under this provision:
Interim Development Order No. 79 – Ku-ring-gai (1980)
- (2) All local environmental plans and deemed environmental planning instruments applying to the land to which this Plan applies and to other land cease to apply to the land to which this Plan applies.

1.9 Application of SEPPs [compulsory]

- (1) This Plan is subject to the provisions of any State environmental planning policy that prevails over this Plan as provided by section 36 of the Act.
- (2) The following State environmental planning policies (or provisions) do not apply to the land to which this Plan applies:

State Environmental Planning Policy No 1—Development Standards
State Environmental Planning Policy No 4—Development Without Consent and Miscellaneous Exempt and Complying Development (clause 6 and Parts 3 and 4)
State Environmental Planning Policy No 60—Exempt and Complying

Development

1.9A Suspension of covenants, agreements and instruments

- (1) For the purpose of enabling development on land in any zone to be carried out in accordance with this Plan or with a development consent granted under the Act, any agreement, covenant or other similar instrument that restricts the carrying out of that development does not apply to the extent necessary to serve that purpose.
- (2) This clause does not apply:
 - (a) to a covenant imposed by the Council or that the Council requires to be imposed, or
 - (b) to any prescribed instrument within the meaning of section 183A of the Crown Lands Act 1989, or
 - (c) to any conservation agreement within the meaning of the National Parks and Wildlife Act 1974, or
 - (d) to any Trust agreement within the meaning of the Nature Conservation Trust Act 2001, or
 - (e) to any property vegetation plan within the meaning of the Native Vegetation Act 2003, or
 - (f) to any biobanking agreement within the meaning of Part 7A of the Threatened Species Conservation Act 1995, or
 - (g) to any planning agreement within the meaning of Division 6 of Part 4 of the Act.
- (e) land in the R2 Low Density Residential zone.
- (3) This clause does not affect the rights or interests of any public authority under any registered instrument.
- (4) Under section 28 of the Act, the Governor, before the making of this clause, approved of subclauses (1)–(3).

Part 2 Permitted or prohibited development

2.1 Land use zones [compulsory]

The land use zones under this Plan are as follows:

Residential Zones

R2 Low Density Residential

R3 Medium Density Residential

R4 High Density Residential

Business Zones

B2 Local Centre

B4 Mixed Use

B5 Business Development

Special Purpose Zones

SP1 Special Activities

SP2 Infrastructure

Recreation Zones

RE1 Public Recreation

Environment Protection Zones

E2 Environmental Conservation

E4 Environmental Living

2.2 Zoning of land to which Plan applies [compulsory]

For the purposes of this Plan, land is within the zones shown on the Land Zoning Map.

2.3 Zone objectives and Land Use Table [compulsory]

- (1) The Land Use Table at the end of this Part specifies for each zone:
 - (a) the objectives for development, and
 - (b) development that may be carried out without development consent, and
 - (c) development that may be carried out only with development consent, and
 - (d) development that is prohibited.
- (2) The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone.
- (3) In the Land Use Table at the end of this Part:
 - (a) a reference to a type of building or other thing is a reference to development for the purposes of that type of building or other thing, and
 - (b) a reference to a type of building or other thing does not include (despite any definition in this Plan) a reference to a type of building or other thing referred to separately in the Land Use Table in relation to the same zone.
- (4) This clause is subject to the other provisions of this Plan.

Notes.

- 1 Schedule 1 sets out additional permitted uses for particular land.
- 2 Schedule 2 sets out exempt development (which is generally exempt from both Parts 4 and 5 of the Act). Development in the land use table that may be carried out without consent is nevertheless subject to the environmental assessment and approval requirements of Part 5 of the Act or, if applicable, Part 3A of the Act.
- 3 Schedule 3 sets out complying development (for which a complying development certificate may be issued as an alternative to obtaining development consent).
- 4 Clause 2.6 requires consent for subdivision of land.
- 5 Part 5 contains other provisions which require consent for particular development.

2.4 Unzoned land [compulsory]

- (1) Development may be carried out on unzoned land only with development consent.
- (2) Before granting development consent, the consent authority:
 - (a) must consider whether the development will impact on adjoining zoned land and, if so, consider the objectives for development in the zones of the adjoining land, and
 - (b) must be satisfied that the development is appropriate and is compatible with permissible land uses in any such adjoining land.

2.5 Additional permitted uses for particular land [compulsory]

- (1) Development on particular land that is described or referred to in Schedule 1 may be carried out:
 - (a) with development consent, or
 - (b) if the Schedule so provides—without development consent, in accordance with the conditions (if any) specified in that Schedule in relation to that development.
- (2) This clause has effect despite anything to the contrary in the Land Use Table or other provision of this Plan.

2.6 Subdivision—consent requirements [compulsory]

- (1) Land to which this Plan applies may be subdivided, but only with development consent.

Notes.

- 1 If a subdivision is specified as **exempt development** in an applicable environmental planning instrument, such as this Plan or *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, the Act enables it to be carried out without development consent.
 - 2 Part 6 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* provides that the strata subdivision of a building in certain circumstances is **complying development**.
- (2) Development consent must not be granted for the subdivision of land on which a secondary dwelling is situated if the subdivision would result in the principal dwelling and the secondary dwelling being situated on separate lots, unless the resulting lots are not less than the minimum size shown on the Lot Size Map in relation to that land.

Note. The definition of **secondary dwelling** in the Dictionary requires the

dwelling to be on the same lot of land as the principal dwelling.

2.7 Demolition requires development consent [compulsory]

The demolition of a building or work may be carried out only with development consent.

Note. If the demolition of a building or work is identified in an applicable environmental planning instrument, such as this Plan or *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, as exempt development, the Act enables it to be carried out without development consent.

2.8 Temporary use of land [optional]

- (1) The objective of this clause is to provide for the temporary use of land if the use does not compromise future development of the land, or have detrimental economic, social, amenity or environmental effects on the land.
- (2) Despite any other provision of this Plan, development consent may be granted for development on land in any zone for a temporary use for a maximum period of 52 days (whether or not consecutive days) in any period of 12 months.
- (3) Development consent must not be granted unless the consent authority is satisfied that:
 - (a) the temporary use will not prejudice the subsequent carrying out of development on the land in accordance with this Plan and any other applicable environmental planning instrument, and
 - (b) the temporary use will not adversely impact on any adjoining land or the amenity of the neighbourhood, and
 - (c) the temporary use and location of any structures related to the use will not adversely impact on environmental attributes or features of the land, or increase the risk of natural hazards that may affect the land, and
 - (d) at the end of the temporary use period the land will, as far as is practicable, be restored to the condition in which it was before the commencement of the use.
- (4) Despite subclause (2), the temporary use of a dwelling as a sales office for a new release area or a new housing estate may exceed the maximum number of days specified in that subclause.
- (5) Subclause (3) (d) does not apply to the temporary use of a dwelling as a sales office mentioned in subclause (4).

Land Use Table

Note. A type of development referred to in the Land Use Table is a reference to that type of development only to the extent it is not regulated by an applicable State environmental planning policy. The following State environmental planning policies in particular may be relevant to development on land to which this Plan applies:

State Environmental Planning Policy (Affordable Rental Housing) 2009 (including provision for secondary dwellings)

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

State Environmental Planning Policy (Infrastructure) 2007—relating to infrastructure facilities such as those that comprise, or are for, air transport, correction, education, electricity 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 R2 Low Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide housing that is compatible with the existing environmental and built character of Ku-ring-gai

2 Permitted without consent

Home-based child care; Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Building identification sign; Business identification sign; Child care centres; Community facilities; Dwelling houses; Educational establishments; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Home business; Home industry; Health consulting rooms; Hospitals; Neighbourhood shops; Places of public worship; Recreation areas; Respite day care centres; Roads; Secondary Dwellings

4 Prohibited

Any development not specified in item 2 or 3

Zone R3 Medium Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide a transition between low density residential housing and higher density forms of development.

2 Permitted without consent

Home-based child care; Home occupations

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification sign, Business identification sign; Child care centres; Community facilities; Dwelling houses; Educational establishments; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Home business; Home industry; Hostels; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Respite day care centres; Roads; Seniors housing; Shop top housing

4 Prohibited

Any development not specified in item 2 or 3

Zone R4 High Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a high density residential environment.
- To provide a variety of housing types within a high density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for high density residential housing close to public transport, services and employment opportunities.

2 Permitted without consent

Home-based child care; Home occupations

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Building identification sign, Business identification sign; Boarding houses; Child care centres; Community facilities; Dwelling houses; Educational establishments; Environmental protection works; Exhibition homes; Flood mitigation works; Home business; Home industry; Hostels; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Seniors housing; Shop top housing

4 Prohibited

Any development not specified in item 2 or 3

Zone B2 Local Centre

1 Objectives of zone

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To provide for residential housing close to public transport, services and employment opportunities.
- To encourage mixed use buildings that effectively integrate suitable business, office, residential, retail and other development.

2 Permitted without consent

Home-based child care; Home occupations

3 Permitted with consent

Boarding houses; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Group homes (permanent); Hostels; Information and education facilities; Light industries; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Service stations; Shop top housing; Tourist and visitor accommodation; Water reticulation systems; Any other development not specified in item 2 or 4.

4 Prohibited

Agriculture; Airstrips; Air transport facilities; Animal boarding or training establishments; Boat launching ramps; Boat building and repair facilities; Boat sheds; Bulky goods premises; Camping grounds; Caravan parks; Cemeteries; Crematoria; Charter and tourism boating facilities; Correctional centres; Depots; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Freight transport facilities; Forestry; Jetties; Helipads; Heavy industrial storage establishments; Highway service centres; Industrial retail outlets; Industrial training facilities; Industries; Landscaping material supplies; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Plant nurseries; Port facilities; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential

accommodation; Rural industries; Sewerage systems; Storage premises; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

Zone B4 Mixed Use

1 Objectives of zone

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To support the integrity and viability of adjoining local centres by providing for a range of “out of centre” retail uses such as bulky goods premises and compatible business activities.

2 Permitted without consent

Home-based child care; Home occupations.

3 Permitted with consent

Boarding houses; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Group homes (permanent); Hostels; Hotel or motel accommodation; Information and education facilities; Light industries; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Seniors housing; Shop top housing; Water reticulation systems; Any other development not specified in item 2 or 4.

4 Prohibited

Agriculture; Air transport facilities; Airstrip; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds, Camping grounds; Caravan parks; Cemetery; Charter & tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Heliport; Highway service centres; Industrial retail outlets; Industrial training facilities; Industries; Jetties; Landscaping material supplies; Marinas; Mooring; Mooring pens; Mortuaries; Open cut mining; Port facilities; Recreation facilities (major); Recreation facilities (outdoor); Research station; Residential accommodation; Rural industries; Sewerage systems; Storage premises; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Waste or resource management facilities; Water recreation structures; Water supply systems; Wholesale supplies; Warehouse or distribution centres; Wharf or boating facilities.

Zone B5 Business Development

1 Objectives of zone

- To enable a mix of business and warehouse uses, and bulky goods premises that require a large floor area, in locations that are close to, and that support the viability of, centres.
- To provide for specialty retailing and other compatible non-residential uses in locations with poor residential amenity.

2 Permitted without consent

Nil

3 Permitted with consent

Bulky goods premises; Child care centres; Commercial premises; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Passenger transport facilities; Respite day care centres; Roads; Warehouse or distribution centres; Water reticulation systems; Any other development not specified in item 2 or 4.

4 Prohibited

Agriculture; Air transport facilities; Airstrip; Animal boarding or training establishments; Boat launching ramps; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Correctional centres; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipad; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupation (sex services); Home industries; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Rural industries; Sewerage systems; Storage premises; Timber yards; Tourist and visitor accommodation; Transport depots; Truck depots; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies.

Zone SP1 Special Activities

1 Objectives of zone

- To provide for special land uses that are not provided for in other zones.
- To provide for sites with special natural characteristics that are not provided for in other zones.
- To facilitate development that is in keeping with the special characteristics of the site or its existing or intended special use, and that minimises any adverse impacts on surrounding land.

2 Permitted without consent

Nil

3 Permitted with consent

The purpose shown on the [Land Zoning Map](#), including any development that is ordinarily incidental or ancillary to development for that purpose.

4 Prohibited

Any development not specified in item 2 or 3.

Zone SP2 Infrastructure

1 Objectives of zone

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.

2 Permitted without consent

Nil

3 Permitted with consent

The purpose shown on the [Land Zoning Map](#), including any development that is ordinarily incidental or ancillary to development for that purpose; **Environmental protection works; Flood mitigation works; Recreation areas; Roads.**

4 Prohibited

Any development not specified in item 2 or 3.

Zone RE1 Public Recreation

1 Objectives of zone

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- **To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.**

2 Permitted without consent

Environmental facilities; Environmental protection works; Roads

3 Permitted with consent

Animal boarding or training establishments; Beekeeping; Camping grounds; Caravan parks; Car parks; Child care centres; Community facilities; Emergency services facilities; Information and education facilities; Flood mitigation works; Food and drink premises; Forestry; Kiosks; Markets; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Roadside stalls; Signage; Water recycling facilities; Water supply systems.

4 Prohibited

Agriculture; Any development not specified in item 2 or 3.

Zone E2 Environmental Conservation

1 Objectives of zone

- To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.
- To prevent development that could destroy, damage or otherwise have an adverse effect on those values.

2 Permitted without consent

Environmental protection works.

3 Permitted with consent

Environmental facilities; Flood mitigation works; Roads; Water storage facilities.

4 Prohibited

Business premises; Hotel or motel accommodation; Industries; Multi dwelling housing; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3.

Zone E4 Environmental Living

1 Objectives of zone

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.
- To ensure that residential development does not have an adverse effect on those values.
- To prevent further fragmentation of ecological communities, biodiversity corridors or other significant vegetation or habitat.

2 Permitted without consent

Home-based child care; Home occupations.

3 Permitted with consent

Bed and breakfast accommodation; Community facilities; Dwelling houses; Environmental protection works; Environmental facilities; Flood mitigation works; Group homes (permanent); Home business; Home industry; Recreation areas; Roads; Secondary dwellings.

4 Prohibited

Industries; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3.

Part 3 Exempt and complying development

3.1 Exempt development [compulsory]

Note. Under section 76 of the Act, exempt development may be carried out without the need for development consent under Part 4 of the Act or for assessment under Part 5 of the Act.

The section states that exempt development:

- (a) must be of minimal environmental impact, and
 - (b) cannot be carried out in critical habitat of an endangered species, population or ecological community (identified under the *Threatened Species Conservation Act 1995* or the *Fisheries Management Act 1994*), and
 - (c) cannot be carried out in a wilderness area (identified under the *Wilderness Act 1987*).
- (1) The objective of this clause is to identify development of minimal environmental impact as exempt development.
 - (2) Development specified in Schedule 2 that meets the standards for the development contained in that Schedule and that complies with the requirements of this Part is exempt development.
 - (3) To be exempt development, the development:
 - (a) must meet the relevant deemed-to-satisfy provisions of the *Building Code of Australia* or, if there are no such relevant provisions, must be structurally adequate, and
 - (b) must not, if it relates to an existing building, cause the building to contravene the *Building Code of Australia*, and
 - (c) must not be designated development, and
 - (d) must not be carried out on land that comprises, or on which there is, an item that is listed on the State Heritage Register under the *Heritage Act 1977* or that is subject to an interim heritage order under the *Heritage Act 1977*.
 - (e) (Repealed)
 - (4) Development that relates to an existing building that is classified under the *Building Code of Australia* as class 1b or class 2–9 is exempt development only if:
 - (a) the building has a current fire safety certificate or fire safety statement, or
 - (b) no fire safety measures are currently implemented, required or proposed for the building.
 - (5) To be exempt development, the development must:
 - (a) be installed in accordance with the manufacturer's specifications, if applicable, and
 - (b) not involve the removal or pruning of a tree or other vegetation that requires a permit or development consent for removal or pruning, unless that removal or pruning is undertaken in accordance with a permit or development consent.

Note. A permit for the removal or pruning of a tree or other vegetation may be granted under this Plan. A development consent for the removal of native vegetation may be granted where relevant under the *Native Vegetation Act 2003*.

- (6) A heading to an item in Schedule 2 is part of that Schedule.

3.2 Complying development [compulsory]

Note. Under section 76A of the Act, development consent for the carrying out of complying development may be obtained by the issue of a complying development certificate.

The section states that development cannot be complying development if:

- (a) it is on land that is critical habitat of an endangered species, population or ecological community (identified under the *Threatened Species Conservation Act 1995* or the *Fisheries Management Act 1994*), or
 - (b) it is on land within a wilderness area (identified under the *Wilderness Act 1987*), or
 - (c) the development is designated development, or
 - (d) the development is on land that comprises, or on which there is, an item of environmental heritage (that is listed on the State Heritage Register or in Schedule 5 to this Plan or that is subject to an interim heritage order under the *Heritage Act 1977*), or
 - (e) the development requires concurrence (except a concurrence of the Director-General of the Department of Environment, Climate Change and Water in respect of development that is likely to significantly affect a threatened species, population, or ecological community, or its habitat (identified under the *Threatened Species Conservation Act 1995*)), or
 - (f) the development is on land identified as an environmentally sensitive area.
- (1) The objective of this clause is to identify development as complying development.
- (2) Development specified in Part 1 of Schedule 3 that is carried out in compliance with:
- (a) the development standards specified in relation to that development, and
 - (b) the requirements of this Part,
- is complying development.
- Note.** See also clause 5.8 (3) which provides that the conversion of fire alarms is complying development in certain circumstances.
- (3) To be complying development, the development must:
- (a) be permissible, with development consent, in the zone in which it is carried out, and
 - (b) meet the relevant deemed-to-satisfy provisions of the *Building Code of Australia*, and
 - (c) have an approval, if required by the *Local Government Act 1993*, from the Council for an on-site effluent disposal system if the development is undertaken on unsewered land.
- (4) A complying development certificate for development specified in Part 1 of Schedule 3 is subject to the conditions (if any) set out or referred to in Part 2 of that Schedule.
- (5) A heading to an item in Schedule 3 is part of that Schedule.

3.3 Environmentally sensitive areas excluded [compulsory]

- (1) Exempt or complying development must not be carried out on any

environmentally sensitive area for exempt or complying development.

(2) For the purposes of this clause:

environmentally sensitive area for exempt or complying development means any of the following:

- (a) the coastal waters of the State,
- (b) a coastal lake,
- (c) land to which *State Environmental Planning Policy No 14—Coastal Wetlands* or *State Environmental Planning Policy No 26—Littoral Rainforests* applies,
- (d) land reserved as an aquatic reserve under the *Fisheries Management Act 1994* or as a marine park under the *Marine Parks Act 1997*,
- (e) land within a wetland of international significance declared under the Ramsar Convention on Wetlands or within a World heritage area declared under the World Heritage Convention,
- (f) land within 100 metres of land to which paragraph (c), (d) or (e) applies,
- (g) land identified in this or any other environmental planning instrument as being of high Aboriginal cultural significance or high biodiversity significance,
- (h) land reserved under the *National Parks and Wildlife Act 1974* or land acquired under Part 11 of that Act,
- (i) land reserved or dedicated under the *Crown Lands Act 1989* for the preservation of flora, fauna, geological formations or for other environmental protection purposes,
- (j) land identified as being critical habitat under the *Threatened Species Conservation Act 1995* or Part 7A of the *Fisheries Management Act 1994*.

Part 4 Principal development standards

4.1 Minimum subdivision lot size [optional]

- (1) The objectives of this clause are as follows:
 - (a) to ensure that lot sizes and dimensions are able to accommodate development consistent with relevant development controls,
 - (b) to ensure that lot sizes and dimensions allow development to be sited to protect natural or cultural features including heritage items, remnant vegetation, habitat and waterways, and provide for generous landscaping to support the amenity of adjoining properties and the desired character of the area.
 - (c) to ensure that subdivision of low density residential sites reflects and reinforces the predominant subdivision pattern of the area,
- (2) This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.
- (3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.
 - (3A) In addition to subclause (3), development consent must not be granted for the subdivision of land to create a lot on which the erection of a dwelling house is permissible if the subdivision would result in a lot that is less than 18 metres wide at 12 metres from the street frontage of the lot.
 - (3B) If under Schedule 1 the erection of a dual occupancy (detached) is permissible on a lot, development consent may, despite subclauses (3) and (3A), be granted for the subdivision of that lot if a dual occupancy (detached) has been erected on that lot and the lot has an area of not less than 550m².
 - (3C) Despite subclauses (3) and (3A), development consent must not be granted for the subdivision of land to create a lot on which the erection of multi dwelling housing or a residential flat building is permissible unless the subdivision would result in the creation of a lot with any dimension not less than 23 metres.
- (4) This clause does not apply in relation to the subdivision of individual lots in a strata plan or community title scheme.
 - (4A) For the purpose of calculating the size of a battle-axe lot, the area of the access handle is excluded.

4.1AA Minimum subdivision lot size for community title schemes [optional if clause 4.1 is adopted]

- (1) The objectives of this clause are as follows:
 - (a) to ensure that land to which this clause applies is not fragmented by subdivisions that would create additional dwelling entitlements.

- (2) This clause applies to a subdivision (being a subdivision that requires development consent under the *Community Land Development Act 1989*) of land in any of the following zones:
 - (a) R2 – Low Density Residential
 - (b) E4 – Environmental Living
- (3) The size of any lot resulting from a subdivision of land to which this clause applies (other than any lot comprising association property within the meaning of the *Community Land Development Act 1989*) is not to be less than the minimum size shown on the Lot Size Map in relation to that land.

4.2 Rural subdivision [compulsory if clause 4.1 adopted and land to which Plan applies includes land zoned RU1, RU2, RU4 or RU6]

Not applicable

4.3 Height of buildings [optional]

- (1) The objectives of this clause are as follows:
 - (a) to ensure that height of development is appropriate for the scale of the different centres within the hierarchy of Ku-ring-gai centres
 - (b) to establish a transition in scale between the centres and the adjoining lower density residential and open space zones to protect local amenity
 - (c) to enable development with a built form that is compatible with the size of the land to be developed.
- (2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.
- (2A) Despite subclause (2), the maximum height of a building on land in Zone R4 High Density Residential with a site area within the specified range in Column 1 of the Table to this subclause must not exceed the maximum height specified in Column 2 of the Table.

Table

Column 1	Column 2
Less than 1,800m ²	11.5 metres
1,800m ² or more but less than 2,400m ²	14.5 metres

4.4 Floor space ratio [optional]

- (1) The objectives of this clause are as follows:
 - (a) to ensure that development density is appropriate for the scale of the different centres within the hierarchy of Ku-ring-gai local centres,
 - (b) to enable development with a built form and density compatible with the size of the land to be developed, its environmental constraints and its contextual relationship,
 - (c) to ensure that development density provides a balanced mix of uses in buildings in the business zones.

- (2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.

- (2A) Despite subclause (2), the maximum floor space ratio for development on land in Zone R2 Low Density Residential with a site area within the specified range in Column 1 of the Table to this subclause must not exceed the ratio specified in Column 2 of the Table.

Table

Column 1	Column 2
Over 1,700m ²	0.3:1
More than 1,000m ² –1,700m ²	$((170 + (0.2 \times \text{site area})) / \text{site area}):1$
More than 800m ² –1,000m ²	$((120 + (0.25 \times \text{site area})) / \text{site area}):1$
800m ² or less	0.4:1

- (2B) Despite subclause (2), the maximum floor space ratio for development on land in Zone R4 High Density Residential with a site area within the specified range in Column 1 of the Table to this subclause must not exceed the ratio specified in Column 2 of the Table.

Table

Column 1	Column 2
Less than 1,800m ²	0.8:1
1,800m ² or more but less than 2,400m ²	1.0:1

- (2C) Despite subclause (2), the maximum floor space ratio for development on land in Zone E4 Environmental Living with a site area within the specified range in Column 1 of the Table to this subclause must not exceed the ratio specified in Column 2 of the Table.

Table

Column 1	Column 2
Over 1,500m ²	$((250 + (0.15 \times \text{site area})) / \text{site area}):1$
More than 1,000m ² –1,500m ²	$((170 + (0.20 \times \text{site area})) / \text{site area}):1$
More than 800m ² –1,000m ²	$((120 + (0.25 \times \text{site area})) / \text{site area}):1$
800m ² or less	0.4:1

- (2D) Despite subclauses (2) and (2A), if a dual occupancy (detached) is permissible on land under Schedule 1, the maximum floor space ratio

for the dual occupancy (detached) must not exceed 0.4:1.

- (2E) Despite subclause (2), the floor space ratio for development specified in Column 2 of the Table to this subclause in an area specified opposite in Column 1 of the Table (shown on the [Floor Space Ratio Map](#) and edged blue) must not exceed the ratio for that development specified opposite in Column 3 of the Table.

Column 1	Column 2	Column 3
Area	Development	Floor space ratio
Area 1	Retail premises	Maximum 1.0:1
Area 2	Retail premises	Maximum 2.0:1
Area 3	Commercial premises	Maximum 1.0:1
Area 4	Commercial premises	Maximum 1.2:1

4.5 Calculation of floor space ratio and site area [optional]

(1) Objectives

The objectives of this clause are as follows:

- (a) to define ***floor space ratio***,
- (b) to set out rules for the calculation of the site area of development for the purpose of applying permitted floor space ratios, including rules to:
 - (i) prevent the inclusion in the site area of an area that has no significant development being carried out on it, and
 - (ii) prevent the inclusion in the site area of an area that has already been included as part of a site area to maximise floor space area in another building, and
 - (iii) require community land and public places to be dealt with separately.

(2) Definition of “floor space ratio”

The ***floor space ratio*** of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area.

(3) Site area

In determining the site area of proposed development for the purpose of applying a floor space ratio, the ***site area*** is taken to be:

- (a) if the proposed development is to be carried out on only one lot, the area of that lot, or
- (b) if the proposed development is to be carried out on 2 or more lots, the area of any lot on which the development is proposed to be carried out that has at least one common boundary with another lot on which the development is being carried out.

In addition, subclauses (4)–(7) apply to the calculation of site area for the purposes of applying a floor space ratio to proposed development.

(4) Exclusions from site area

The following land must be excluded from the site area:

- (a) land on which the proposed development is prohibited, whether under this Plan or any other law,
- (b) community land or a public place (except as provided by subclause (7)).

(5) **Strata subdivisions**

The area of a lot that is wholly or partly on top of another or others in a strata subdivision is to be included in the calculation of the site area only to the extent that it does not overlap with another lot already included in the site area calculation.

(6) **Only significant development to be included**

The site area for proposed development must not include a lot additional to a lot or lots on which the development is being carried out unless the proposed development includes significant development on that additional lot.

(7) **Certain public land to be separately considered**

For the purpose of applying a floor space ratio to any proposed development on, above or below community land or a public place, the site area must only include an area that is on, above or below that community land or public place, and is occupied or physically affected by the proposed development, and may not include any other area on which the proposed development is to be carried out.

(8) **Existing buildings**

The gross floor area of any existing or proposed buildings within the vertical projection (above or below ground) of the boundaries of a site is to be included in the calculation of the total floor space for the purposes of applying a floor space ratio, whether or not the proposed development relates to all of the buildings.

(9) **Covenants to prevent “double dipping”**

When development consent is granted to development on a site comprised of 2 or more lots, a condition of the consent may require a covenant to be registered that prevents the creation of floor area on a lot (the restricted lot) if the consent authority is satisfied that an equivalent quantity of floor area will be created on another lot only because the site included the restricted lot.

(10) **Covenants affect consolidated sites**

If:

- (a) a covenant of the kind referred to in subclause (9) applies to any land (***affected land***), and
- (b) proposed development relates to the affected land and other land that together comprise the site of the proposed development,

the maximum amount of floor area allowed on the other land by the floor space ratio fixed for the site by this Plan is reduced by the quantity of floor space area the covenant prevents being created on the affected land.

(11) **Definition**

In this clause, ***public place*** has the same meaning as it has in the *Local Government Act 1993*.

4.6 Exceptions to development standards [compulsory]

- (1) The objectives of this clause are as follows:
 - (a) to provide an appropriate degree of flexibility in applying certain development standards to particular development,
 - (b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.
- (2) Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.
- (3) Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:
 - (a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and
 - (b) that there are sufficient environmental planning grounds to justify contravening the development standard.
- (4) Development consent must not be granted for development that contravenes a development standard unless:
 - (a) the consent authority is satisfied that:
 - (i) the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and
 - (ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and
 - (b) the concurrence of the Director-General has been obtained.
- (5) In deciding whether to grant concurrence, the Director-General must consider:
 - (a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and
 - (b) the public benefit of maintaining the development standard, and
 - (c) any other matters required to be taken into consideration by the Director-General before granting concurrence.
- (6) Development consent must not be granted under this clause for a subdivision of land in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots, Zone RU6 Transition, Zone R5 Large Lot Residential, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone E4 Environmental Living if:
 - (a) the subdivision will result in 2 or more lots of less than the minimum area specified for such lots by a development standard,

or

- (b) the subdivision will result in at least one lot that is less than 90% of the minimum area specified for such a lot by a development standard.
- (7) After determining a development application made pursuant to this clause, the consent authority must keep a record of its assessment of the factors required to be addressed in the applicant's written request referred to in subclause (3).
- (8) This clause does not allow development consent to be granted for development that would contravene any of the following:
 - (a) a development standard for complying development,
 - (b) a development standard that arises, under the regulations under the Act, in connection with a commitment set out in a BASIX certificate for a building to which *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004* applies or for the land on which such a building is situated,
 - (c) clause 5.4.

Part 5 Miscellaneous provisions

5.1 Relevant acquisition authority [compulsory]

- (1) The objective of this clause is to identify, for the purposes of section 27 of the Act, the authority of the State that will be the relevant authority to acquire land reserved for certain public purposes if the land is required to be acquired under Division 3 of Part 2 of the *Land Acquisition (Just Terms Compensation) Act 1991* (***the owner-initiated acquisition provisions***).

Note. If the landholder will suffer hardship if there is any delay in the land being acquired by the relevant authority, section 23 of the *Land Acquisition (Just Terms Compensation) Act 1991* requires the authority to acquire the land.

- (2) The authority of the State that will be the relevant authority to acquire land, if the land is required to be acquired under the owner-initiated acquisition provisions, is the authority of the State specified below in relation to the land shown on the Land Reservation Acquisition Map (or, if an authority of the State is not specified in relation to land required to be so acquired, the authority designated or determined under those provisions).

Type of land shown on Map	Authority of the State
Zone RE1 Public Recreation and marked "Local open space"	Council
Zone RE1 Public Recreation and marked "Regional open space"	The corporation constituted under section 8 of the Act
Zone SP2 Infrastructure and marked "local road"	Council
Zone SP2 Infrastructure and marked "Classified road"	Roads and Maritime Services

Zone E1 National Parks and Nature Reserves and marked "National Park"	Minister administering the <i>National Parks and Wildlife Act 1974</i>
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- (3) Development on land acquired by an authority of the State under the owner-initiated acquisition provisions may, before it is used for the purpose for which it is reserved, be carried out, with development consent, for any purpose.

5.2 Classification and reclassification of public land [compulsory]

- (1) The objective of this clause is to enable the Council to classify or reclassify public land as "operational land" or "community land" in accordance with Part 2 of Chapter 6 of the *Local Government Act 1993*.

Note. Under the *Local Government Act 1993*, "public land" is generally land vested in or under the control of a council (other than roads, Crown reserves and commons). The classification or reclassification of public land may also be made by a resolution of the Council under section 31, 32 or 33 of the *Local Government Act 1993*. Section 30 of that Act enables this Plan to discharge trusts on which public reserves are held if the land is reclassified under this Plan as operational land.

- (2) The public land described in Part 1 or Part 2 of Schedule 4 is classified, or reclassified, as operational land for the purposes of the *Local Government Act 1993*.
- (3) The public land described in Part 3 of Schedule 4 is classified, or reclassified, as community land for the purposes of the *Local Government Act 1993*.
- (4) The public land described in Part 1 of Schedule 4:
- (a) does not cease to be a public reserve to the extent (if any) that it is a public reserve, and
 - (b) continues to be affected by any trusts, estates, interests, dedications, conditions, restrictions or covenants that affected the land before its classification, or reclassification, as operational land.
- (5) The public land described in Part 2 of Schedule 4, to the extent (if any) that it is a public reserve, ceases to be a public reserve when the description of the land is inserted into that Part and is discharged from all trusts, estates, interests, dedications, conditions, restrictions and covenants affecting the land or any part of the land, except:
- (a) those (if any) specified for the land in Column 3 of Part 2 of Schedule 4, and
 - (b) any reservations that except land out of the Crown grant relating to the land, and
 - (c) reservations of minerals (within the meaning of the *Crown Lands Act 1989*).

Note. In accordance with section 30 (2) of the *Local Government Act 1993*, the approval of the Governor to subclause (5) applying to the public land concerned is required before the description of the land is inserted in Part 2 of Schedule 4.

5.3 Development near zone boundaries [optional]

- (1) The objective of this clause is to provide flexibility where the investigation of a site and its surroundings reveals that a use allowed on

the other side of a zone boundary would enable a more logical and appropriate development of the site and be compatible with the planning objectives and land uses for the adjoining zone.

- (2) This clause applies to so much of any land that is within the relevant distance of a boundary between any 2 zones. The relevant distance is **15 metres from any zone boundary shared with SP1 Special Activities or SP2 Infrastructure.**
- (3) This clause does not apply to:
 - (a) land in Zone RE1 Public Recreation, Zone E1 National Parks and Nature Reserves, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone W1 Natural Waterways, or
 - (a1) **land zoned R2 Low Density Residential, R3 Medium Density Residential, R4 High Density Residential, E4 Environmental Living, B2 Local Centre, B4 Mixed use, B5 Business Development, or**
 - (b) land within the coastal zone, or
 - (c) land proposed to be developed for the purpose of sex services or restricted premises.
- (4) Despite the provisions of this Plan relating to the purposes for which development may be carried out, development consent may be granted to development of land to which this clause applies for any purpose that may be carried out in the adjoining zone, but only if the consent authority is satisfied that:
 - (a) the development is not inconsistent with the objectives for development in both zones, and
 - (b) the carrying out of the development is desirable due to compatible land use planning, infrastructure capacity and other planning principles relating to the efficient and timely development of land.
- (5) This clause does not prescribe a development standard that may be varied under this Plan.

5.4 Controls relating to miscellaneous permissible uses [compulsory]

(1) Bed and breakfast accommodation

If development for the purposes of bed and breakfast accommodation is permitted under this Plan, the accommodation that is provided to guests must consist of no more than **3** bedrooms.

Note. Any such development that provides for a certain number of guests or rooms may involve a change in the class of building under the *Building Code of Australia*.

(2) Home businesses

If development for the purposes of a home business is permitted under this Plan, the carrying on of the business must not involve the use of more than **50** square metres of floor area.

(3) Home industries

If development for the purposes of a home industry is permitted under this Plan, the carrying on of the home industry must not involve the use of more than **70** square metres of floor area.

(4) Industrial retail outlets

If development for the purposes of an industrial retail outlet is permitted under this Plan, the retail floor area must not exceed:

(a) 20% of the gross floor area of the industry or rural industry located on the same land as the retail outlet, or

(b) 400 square metres,

whichever is the lesser.

(5) Farm stay accommodation

If development for the purposes of farm stay accommodation is permitted under this Plan, the accommodation that is provided to guests must consist of no more than 3 bedrooms.

(6) Kiosks

If development for the purposes of a kiosk is permitted under this Plan, the gross floor area must not exceed 10 square metres.

(7) Neighbourhood shops

If development for the purposes of a neighbourhood shop is permitted under this Plan, the retail floor area must not exceed 100 square metres.

(8) Roadside stalls

If development for the purposes of a roadside stall is permitted under this Plan, the gross floor area must not exceed 10 square metres.

(9) Secondary dwellings

If development for the purposes of a secondary dwelling is permitted under this Plan, the total floor area of the dwelling (excluding any area used for parking) must not exceed whichever of the following is the greater:

(a) 60 square metres,

(b) 25% of the total floor area of the principal dwelling.

5.5 Development within the coastal zone [compulsory if land to which Plan applies includes land in the coastal zone]

Not applicable

5.6 Architectural roof features [optional]

Not adopted

5.7 Development below mean high water mark [compulsory if land to which Plan applies contains tidal waters]

Not applicable

5.8 Conversion of fire alarms [compulsory]

(1) This clause applies to a fire alarm system that can be monitored by Fire and Rescue NSW or by a private service provider.

(2) The following development may be carried out, but only with development consent:

(a) converting a fire alarm system from connection with the alarm monitoring system of Fire and Rescue NSW to connection with the alarm monitoring system of a private service provider,

(b) converting a fire alarm system from connection with the alarm

- monitoring system of a private service provider to connection with the alarm monitoring system of another private service provider,
- (c) converting a fire alarm system from connection with the alarm monitoring system of a private service provider to connection with a different alarm monitoring system of the same private service provider.
- (3) Development to which subclause (2) applies is complying development if it consists only of:
- (a) internal alterations to a building, or
- (b) internal alterations to a building together with the mounting of an antenna, and any support structure, on an external wall or roof of a building so as to occupy a space of not more than 450mm × 100mm × 100mm.
- (4) A complying development certificate for any such complying development is subject to a condition that any building work may only be carried out between 7.00 am and 6.00 pm on Monday to Friday and between 7.00 am and 5.00 pm on Saturday, and must not be carried out on a Sunday or a public holiday.
- (5) In this clause:
- private service provider*** means a person or body that has entered into an agreement that is in force with Fire and Rescue NSW to monitor fire alarm systems.

5.9 Preservation of trees or vegetation [compulsory, except subclause (9) optional]

- (1) The objective of this clause is to preserve the amenity of the area, including biodiversity values, through the preservation of trees and other vegetation.
- (2) This clause applies to species or kinds of trees or other vegetation that are prescribed for the purposes of this clause by a development control plan made by the Council.
- Note.** A development control plan may prescribe the trees or other vegetation to which this clause applies by reference to species, size, location or other manner.
- (3) A person must not ringbark, cut down, top, lop, remove, injure or wilfully destroy any tree or other vegetation to which any such development control plan applies without the authority conferred by:
- (a) development consent, or
- (b) a permit granted by the Council.
- (4) The refusal by the Council to grant a permit to a person who has duly applied for the grant of the permit is taken for the purposes of the Act to be a refusal by the Council to grant consent for the carrying out of the activity for which a permit was sought.
- (5) This clause does not apply to a tree or other vegetation that the Council is satisfied is dying or dead and is not required as the habitat of native fauna.
- (6) This clause does not apply to a tree or other vegetation that the Council is satisfied is a risk to human life or property.

- (7) A permit under this clause cannot allow any ringbarking, cutting down, topping, lopping, removal, injuring or destruction of a tree or other vegetation:
- (a) that is or forms part of a heritage item or that is within a heritage conservation area, or
 - (b) that is or forms part of an Aboriginal object or that is within an Aboriginal place of heritage significance,
- unless the Council is satisfied that the proposed activity:
- (c) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or heritage conservation area, and
 - (d) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or heritage conservation area.

Note. As a consequence of this subclause, the activities concerned will require development consent. The heritage provisions of clause 5.10 will be applicable to any such consent.

- (8) This clause does not apply to or in respect of:
- (a) the clearing of native vegetation:
 - (i) that is authorised by a development consent or property vegetation plan under the *Native Vegetation Act 2003*, or
 - (ii) that is otherwise permitted under Division 2 or 3 of Part 3 of that Act, or
 - (b) the clearing of vegetation on State protected land (within the meaning of clause 4 of Schedule 3 to the *Native Vegetation Act 2003*) that is authorised by a development consent under the provisions of the *Native Vegetation Conservation Act 1997* as continued in force by that clause, or
 - (c) trees or other vegetation within a State forest, or land reserved from sale as a timber or forest reserve under the *Forestry Act 1916*, or
 - (d) action required or authorised to be done by or under the *Electricity Supply Act 1995*, the *Roads Act 1993* or the *Surveying and Spatial Information Act 2002*, or
 - (e) plants declared to be noxious weeds under the *Noxious Weeds Act 1993*.

Note. Permissibility may be a matter that is determined by or under any of these Acts.

- (9) Subclause (8) (a) (ii) does not apply in relation to land in Zone R5 Large Lot Residential, E2 Environmental Conservation, E3 Environmental Management or E4 Environmental Living.

5.9AA Trees or vegetation not prescribed by development control plan [compulsory]

- (1) This clause applies to any tree or other vegetation that is not of a species or kind prescribed for the purposes of clause 5.9 by a development control plan made by the Council.
- (2) The ringbarking, cutting down, topping, lopping, removal, injuring or destruction of any tree or other vegetation to which this clause applies is

permitted without development consent.

5.10 Heritage conservation [compulsory]

Note. Heritage items (if any) are listed and described in Schedule 5. Heritage conservation areas (if any) are shown on the Heritage Map as well as being described in Schedule 5.

(1) Objectives

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of **Ku-ring-gai**,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
- (c) to conserve archaeological sites,
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

(2) Requirement for consent

Development consent is required for any of the following:

- (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):
 - (i) a heritage item,
 - (ii) an Aboriginal object,
 - (iii) a building, work, relic or tree within a heritage conservation area,
- (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,
- (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,
- (d) disturbing or excavating an Aboriginal place of heritage significance,
- (e) erecting a building on land:
 - (i) on which a heritage item is located or that is within a heritage conservation area, or
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,
- (f) subdividing land:
 - (i) on which a heritage item is located or that is within a heritage conservation area, or
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.

(3) When consent not required

However, development consent under this clause is not required if:

- (a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant

in writing before any work is carried out that it is satisfied that the proposed development:

- (i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and
- (ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or
- (b) the development is in a cemetery or burial ground and the proposed development:
 - (i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and
 - (ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or
- (c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or
- (d) the development is exempt development.

(4) Effect of proposed development on heritage significance

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) Heritage assessment

The consent authority may, before granting consent to any development:

- (a) on land on which a heritage item is located, or
- (b) on land that is within a heritage conservation area, or
- (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

(6) Heritage conservation management plans

The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.

(7) Archaeological sites

The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than

land listed on the State Heritage Register or to which an interim heritage order under the *Heritage Act 1977* applies):

- (a) notify the Heritage Council of its intention to grant consent, and
- (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

(8) Aboriginal places of heritage significance

The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance:

- (a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and
- (b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.

(9) Demolition of nominated State heritage items

The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item:

- (a) notify the Heritage Council about the application, and
- (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

(10) Conservation incentives

The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that:

- (a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and
- (b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and
- (c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and
- (d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and
- (e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.

5.11 Bush fire hazard reduction [compulsory]

Bush fire hazard reduction work authorised by the *Rural Fires Act 1997* may be carried out on any land without development consent.

Note. The *Rural Fires Act 1997* also makes provision relating to the carrying out of development on bush fire prone land.

5.12 Infrastructure development and use of existing buildings of the Crown [compulsory]

- (1) This Plan does not restrict or prohibit, or enable the restriction or prohibition of, the carrying out of any development, by or on behalf of a public authority, that is permitted to be carried out with or without development consent, or that is exempt development, under *State Environmental Planning Policy (Infrastructure) 2007*.
- (2) This Plan does not restrict or prohibit, or enable the restriction or prohibition of, the use of existing buildings of the Crown by the Crown.

5.13 Eco-tourist facilities [compulsory if eco-tourist facilities permitted with consent]

Not adopted

Part 6 Additional local provisions

6.1 Particular site requirements for multi dwelling housing and residential flat buildings [local]

- (1) The objectives of this clause are:
 - (a) to provide site requirements for development for the purposes of multi dwelling housing and residential flat buildings so as to provide for the orderly and economic development of residential land while maintaining the local character, and
 - (b) to ensure that lot sizes and dimensions of medium and high density residential sites allow for generous landscaped areas and setbacks to ensure the amenity of adjoining properties and to support the desired future character of these areas.
- (2) Despite any other provision of this Plan, development consent must not be granted for the erection of multi dwelling housing or a residential flat building on a lot in a residential zone unless the lot has an area of 1200 square metres or more and a minimum dimension of at least:
 - (a) if the area of the land is less than 1,800 square metres—23 metres, or
 - (b) if the area of the land is 1,800 square metres or more—30 metres.
- (3) Despite subclause (2), development consent must not be granted for the erection of multi dwelling housing or a residential flat building on any lots in Area 1, shown on the Lot Size Map and edged blue, unless the lot has an area of 5,000 square metres or more.
- (4) For the purpose of calculating the size of a battle-axe lot the area and the minimum dimension of the access handle is excluded.

6.2 Ground floor development in business zones [local]

- (1) The objective of this clause is to ensure active uses are provided at the street level in business zones to encourage the presence and movement of people.
- (2) This clause applies to land in the following zones:
 - (a) Zone B2 Local Centre,
 - (b) Zone B4 Mixed Use,
 - (c) Zone B5 Business Development.
- (3) Despite any other provision of this Plan, development consent must not be granted for development for the purposes of a commercial or mixed use building, or change of use of a building on land to which this clause applies unless the consent authority is satisfied that the ground floor of the building:
 - (a) will not be used for the purposes of residential accommodation or a car park, and
 - (b) will provide uses and building design elements that encourage interaction between the inside of a building and the external public areas adjoining the building.
- (4) Subclause (3) (b) does not apply to any part of a building that:
 - (a) faces a service lane that does not require active street frontages, or

- (b) is used for a following purpose:
 - (i) a lobby for a commercial, residential, serviced apartment or hotel component of the building,
 - (ii) access for fire services,
 - (iii) vehicle access.

6.3 Minimum building street frontage in business zones [local]

- (1) The objective of this clause is to control building frontages to streets for the following purposes:
 - (a) to ensure that, visually, buildings have an appropriate overall horizontal proportion compared to their vertical proportions,
 - (b) to ensure that vehicular access is reasonably spaced and separated along roads and lanes,
 - (c) to provide appropriate dimensions for the design of car parking levels.
- (2) Despite any other provision of this Plan, development consent must not be granted for the erection of a building on land in Zone B2 Local Centre, Zone B4 Mixed Use or Zone B5 Business Development if the land does not have a primary street frontage of at least 20 metres.
- (3) Despite subclause (2), the consent authority may grant consent to the erection of a building on land referred to in that subclause if the consent authority is of the opinion that:
 - (a) due to the physical constraints of the site or an adjoining site or sites, it is not possible for the building to be erected with a primary street frontage of at least 20 metres, and
 - (b) the development is consistent with the aims and objectives of this Plan.

6.4 Location of sex services premises [local]

- (1) The objective of this clause is to minimise land use conflicts and adverse amenity impacts by providing a reasonable level of separation between sex services premises, specified land uses and places regularly frequented by children.
- (2) In deciding whether to grant development consent to development for the purposes of sex services premises, the consent authority must consider the following:
 - (a) whether the premises will be located on land that adjoins, is directly opposite or is separated only by a local road from land:
 - (i) in Zone R2 Low Density Residential, Zone R3 Medium Density Residential or Zone RE1 Public Recreation, or
 - (ii) used for the purposes of a child care centre, a railway station, a community facility, a school or a place of public worship,
 - (b) the impact the proposed development and its hours of operation would have on any place likely to be regularly frequented by children:
 - (i) that adjoins the proposed development, or
 - (ii) that can be viewed from the proposed development, or

(iii) from which a person can view the proposed development.

- (3) If the sex services premises are proposed to be located in a building that contains one or more dwellings, development consent must not be granted to development for the purpose of sex services premises unless the sex services premises can only be accessed by a separate street entrance that does not provide access to the rest of the building.

6.5 Biodiversity Protection [local]

- (1) The objective of this clause is to protect, maintain and improve the diversity and condition of native vegetation and habitat, including:
 - (a) protecting biological diversity of native flora and fauna, and
 - (b) protecting the ecological processes necessary for their continued existence, and
 - (c) encouraging the recovery of threatened species, communities, populations and their habitats, and
 - (d) protecting, restoring and enhancing biodiversity corridors.
- (2) This clause applies to development on land that is identified as “Areas of Biodiversity Significance” on the Natural Resource - Biodiversity Map.
- (3) In assessing a development application, the consent authority must consider:
 - (a) the impact of the proposed development on the following:
 - (i) any native vegetation community,
 - (ii) the habitat of any threatened species, population or ecological community,
 - (iii) any regionally significant species of plant, animal or habitat,
 - (iv) any biodiversity corridor,
 - (v) any wetland,
 - (vi) the biodiversity values within any reserve,
 - (vii) the stability of the land, and
 - (b) any proposed measure to be undertaken to ameliorate any potential adverse environmental impact, and
 - (c) any opportunity to restore or enhance remnant vegetation, habitat and biodiversity corridors.
- (4) Development consent must not be granted for development on land to which this clause applies unless the consent authority is satisfied that the development:
 - (a) is consistent with the objectives of this clause, and
 - (b) is designed, and will be sited and managed, to avoid any potential adverse environmental impact or, if a potential adverse environmental impact cannot be avoided:
 - (i) the development minimises disturbance and adverse impacts on remnant vegetation communities, habitat and threatened species and populations, and
 - (ii) measures have been considered to maintain native vegetation and habitat in parcels of a size, condition and

configuration that will facilitate biodiversity protection and native flora and fauna movement through biodiversity corridors, and

(iii) the development avoids clearing steep slopes and facilitates the stability of the land, and

(iv) measures have been considered to achieve no net loss of significant vegetation or habitat.

(5) In this clause:

biodiversity corridor means an area to facilitate the connection and maintenance of native flora and fauna habitats. Within the urban landscape, biodiversity corridors may be broken by roads and other urban elements and may include remnant trees and associated native and exotic vegetation.

6.6 Riparian land and waterways [local]

The objectives of this clause are:

(a) to protect or improve:

(i) water quality within waterways,

(ii) stability of the bed and banks of waterways,

(iii) aquatic and riparian habitats,

(iv) ecological processes within waterways and riparian lands,

(v) threatened species, communities, populations and their habitats,

(vi) scenic and cultural heritage values of waterways and riparian lands, and

(b) where practicable, to provide for the rehabilitation of existing piped or channelised waterways to a near natural state.

(2) This clause applies to land that is identified on the Natural Resource — Riparian Lands Map as:

(a) Category 2,

(b) Category 3, or

(c) Category 3a.

Note: Some development types within 40m of these waterways will still require referral to the Office of Water as ‘integrated development’.

(3) In assessing a development application, the consent authority must consider the impact of the proposed development on the following:

(a) water quality in the waterway,

(b) the natural flow regime, including groundwater flows to a waterway,

(c) aquatic and riparian habitats and ecosystems,

(d) stability of the bed, shore and banks of the waterway,

(e) the free passage of native aquatic and terrestrial organisms within or along the waterway and riparian land,

(f) habitat of any threatened species, population or ecological community,

(g) public access to, and use of, any public waterway and its

foreshores,

- (h) any opportunities for maintenance, rehabilitation or re-creation of watercourses, aquatic and riparian vegetation and habitat in accordance with the category of riparian land shown on the Natural Resource – Riparian Lands Map.
- (4) Consent must not be granted for development to which this clause applies unless the consent authority is satisfied that the development:
 - (a) integrates riparian, stormwater and flooding measures,
 - (b) is sited, designed and managed to avoid potential adverse environmental impacts, and
 - (c) if a potential adverse environmental impact cannot be avoided by adopting feasible alternatives, the development mitigates any adverse environmental impact, to a satisfactory extent, through the rehabilitation or remediation of any existing disturbed or artificially modified riparian land on the site.

6.7 Earthworks [local]

- (1) The objectives of this clause are as follows:
 - (a) to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land,
 - (b) to allow earthworks of a minor nature without requiring separate development consent.
- (2) Development consent is required for earthworks unless the work is exempt development under this Plan or another applicable environmental planning instrument.
- (3) Before granting development consent for earthworks, the consent authority must consider the following matters:
 - (a) the likely disruption of, or any detrimental effect on the existing hydrological regime and soil stability in the locality,
 - (b) the effect of the proposed development on the likely future use or redevelopment of the land,
 - (c) the quality of the fill or the soil to be excavated, or both,
 - (d) the effect of the proposed development on the existing and likely amenity of adjoining properties,
 - (e) the source of any fill material and the destination of any excavated material,
 - (f) the likelihood of disturbing relics,
 - (g) the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.

Note. The National Parks and Wildlife Act 1974, particularly section 86, deals with disturbing or excavating land and Aboriginal objects.

6.8 Stormwater and water sensitive urban design [local]

- (1) The objective of this clause is to avoid or minimise the adverse impacts of urban stormwater on the land to which the development applies,

adjoining properties, native bushland, waterways and groundwater systems.

- (2) Before granting consent the consent authority must be satisfied that:
 - (a) water sensitive urban design principles are incorporated into the design of the development,
 - (b) riparian, stormwater and flooding measures are integrated,
 - (c) the stormwater management system includes all reasonable management actions to avoid any adverse impacts on the land to which the development applies, adjoining properties, native bushland, waterways and groundwater systems,
 - (d) if a potential adverse environmental impact cannot be feasibly avoided, the development minimises and mitigates the adverse impacts of stormwater runoff on adjoining properties, native bushland, waterways and groundwater systems.
- (3) For the purposes of 2(a), the water sensitive urban design principles are:
 - (i) protection and enhancement of water quality, by improving the quality of stormwater runoff from urban catchments,
 - (ii) minimisation of harmful impacts of urban development upon water balance and surface and groundwater flow regimes,
 - (iii) integration of stormwater management systems into the landscape in a manner that provides multiple benefits, including water quality protection, stormwater retention and detention, public open space and recreational and visual amenity,
 - (iv) retention, where practical, of on-site stormwater for use as an alternative supply to mains water, groundwater or river water.

Schedule 1 Additional permitted uses

(Clause 2.5)

1 Use of certain land at 7 Burgoyne Street, Gordon

- (1) This clause applies to land at 7 Burgoyne Street, Gordon, being Lot 1, DP 81938.
- (2) Development for the purpose of a dual occupancy (detached) is permitted with consent.

2 Use of certain land at 30–36 Henry Street, Gordon

- (1) This clause applies to land at 30–36 Henry Street, Gordon, being Lot B, DP 945897, Lot 1, DP 940309, Lot 1, DP 178704 and Lot 8, DP 15724.
- (2) Development for the following purposes is permitted with consent:
 - (a) business premises,
 - (b) office premises,
- (3) Development for purposes permitted in subclause (2) must:
 - (a) be confined to the ground floor, and
 - (b) not exceed the floor space ratio of 0.5:1 in total

3 Use of certain land at 2 Forsyth Street, Killara

- (1) This clause applies to land at 2 Forsyth Street, Killara, being Lot B, DP 398529.
- (2) Development for the purpose of a dual occupancy (detached) is permitted with consent.

4 Use of certain land at 3 and 3A Beaconsfield Parade and 2–16 and 1–7 Bent Street, Lindfield

- (1) This clause applies to land at 3 and 3A Beaconsfield Parade and 1–7 Bent Street, Lindfield, being Lots 1, 2 and 3, DP 318518, Part Lot 9, DP 3498, Lot 10, DP 305356 and Lots 2, 3 and 4, DP 10126.
- (2) Development for the purposes of office premises is permitted with consent.
- (3) Development for purposes permitted in subclause (2) must:
 - (a) be confined to the ground floor, and
 - (b) not exceed the floor space ratio of 0.3:1 in total

5 Use of certain land at 15 Highfield Road, Lindfield

- (1) This clause applies to land at 15 Highfield Road, Lindfield, being Lot 5, DP 241714.
- (2) Development for the purpose of a dual occupancy (detached) is permitted with consent.

6 Use of certain land at 2 Highgate Road, Lindfield

- (1) This clause applies to land at 2 Highgate Road, Lindfield, being Lot 103, DP 6608.

- (2) Development for the purpose of a dual occupancy (detached) is permitted with consent.

7 Use of certain land at 2–2A and 4 Milray Street, Lindfield

- (1) This clause applies to land at 2–2A and 4 Milray Street, Lindfield, being Part Lot 100, DP 1099570.
- (2) Development for the purposes of office premises is permitted with consent.
- (3) Development for purposes permitted in subclause (2) must:
 - (a) be confined to the ground floor, and
 - (b) not exceed the floor space ratio of 0.3:1 in total

8 Use of certain land at 8 Provincial Road, Lindfield

- (1) This clause applies to land at 8 Provincial Road, Lindfield, being Lot A, DP 325229.
- (2) Development for the purpose of a dual occupancy (detached) is permitted with consent.

9 Use of certain land at 1 Russell Avenue, Lindfield

- (1) This clause applies to land at 1 Russell Avenue, Lindfield, being Lot B, DP 412764.
- (2) Development for the purpose of a residential flat building is permitted with consent.

10 Use of certain land at 21 and 51 Treatts Road, Lindfield

- (1) This clause applies to land at 21 and 51 Treatts Road, Lindfield, being Lot 1, DP 113085 and Lot 151, DP 6608.
- (2) Development for the purpose of a dual occupancy (detached) is permitted with consent.

11 Use of certain land at 2 King Edward Street, Pymble

- (1) This clause applies to land at 2 King Edward Street, Pymble, being Lot 7, DP 3519.
- (2) Development for the purpose of dual occupancy (detached) is permitted with consent.

12 Use of certain land at 14 Orinoco Street, Pymble

- (1) This clause applies to land at 14 Orinoco Street, Pymble, being Lot 71, DP 539990.
- (2) Development for the purpose of a dual occupancy (detached) is permitted with consent.

13 Use of certain land at 1047 Pacific Highway, Pymble

- (1) This clause applies to land at 1047 Pacific Highway, Pymble, being Lot 3, DP 655549.
- (2) Development for the following purposes is permitted with consent:
 - (a) business premises,
 - (b) office premises,
 - (c) restaurant or café.

- (3) Development for purposes permitted in subclause (2) must not exceed a floor space ratio of 1:1 in total.

14 Use of certain land at 1051 and 1083 Pacific Highway, Pymble

- (1) This clause applies to land at 1051 and 1083 Pacific Highway, Pymble, being Lot 12, DP 706021, SP 22387, Lot A, DP 101723 and Lot C, DP 101724, SP 11535.
- (2) Development for the purposes of commercial premises is permitted with consent.
- (3) Development for purposes permitted in subclause (2) must not exceed a floor space ratio of 1:1 in total.

15 Use of certain land at 1116 Pacific Highway, Pymble

- (1) This clause applies to land at 1116 Pacific Highway, Pymble, being Part Lot 1, DP 3085.
- (2) Development for the following purposes is permitted with consent:
 - (a) business premises,
 - (b) office premises.
- (3) Development for purposes permitted in subclause (2) must not exceed a floor space ratio of 1:1 in total.

16 Use of certain land at 1186 Pacific Highway, Pymble

- (1) This clause applies to land at 1186 Pacific Highway, Pymble, being Lot 1, DP 86583.
- (2) Development for the following purposes is permitted with consent:
 - (a) commercial premises,
 - (b) entertainment facilities,
 - (c) function centres.

17 Use of certain land at 65 Hill Street, Roseville

- (1) This clause applies to land at 65 Hill Street, Roseville, being Lot B, DP 333949.
- (2) Development for the purposes of commercial premises is permitted with consent.
- (3) Development for purposes permitted in subclause (2) must not exceed a floor space ratio of 1:1 in total.

18 Use of certain land at 124–130 Pacific Highway, Roseville

- (1) This clause applies to land at 124–130 Pacific Highway, Roseville, being Lot 2, DP 206204.
- (2) Development for the purposes of commercial premises is permitted with consent.
- (3) Development for purposes permitted in subclause (2) must not exceed a floor space ratio of 1:1 in total.

19 Use of certain land at 132 Pacific Highway, Roseville

- (1) This clause applies to land at 132 Pacific Highway, Roseville, being Lot 1, DP 206204.

- (2) Development for the following purposes is permitted with consent:
 - (a) business premises,
 - (b) office premises.
- (3) Development for purposes permitted in subclause (2) must not exceed a floor space ratio of 1:1 in total.

20 Use of certain land at 149 Mona Vale Road, St Ives

- (1) This clause applies to land at 149 Mona Vale Road, St Ives, being Lot 20, DP 576805.
- (2) Development for the purpose of a dual occupancy (detached) is permitted with consent.

21 Use of certain land at 167, 169, 169A and 171 Mona Vale Road, St Ives

- (1) This clause applies to land at 167, 169, 169A and 171 Mona Vale Road, St Ives, being Part Lot C, DP 401301, Lots 1 and 2, DP 856121 and Lot 1, DP 578867.
- (2) Development for the purposes of commercial premises is permitted with consent.
- (3) Development for purposes permitted in subclause (2) must not exceed a floor space ratio of 0.5:1 in total.

22 Use of certain land at 173, 177, 183, 183A and 185 Mona Vale Road, St Ives

- (1) This clause applies to land at 173, 177, 183, 183A and 185 Mona Vale Road, St Ives, being Lot 1, DP 653503, Lot 1, DP 126732, Lot 5, DP 12504, Lots 10 and 11, DP 829668, Part Lot A, DP 344776 and Part Lot 1, DP 1084135.
- (2) Development for the purposes of office premises is permitted with consent.
- (3) Development for purposes permitted in subclause (2) must:
 - (a) be confined to the ground floor, and
 - (b) not exceed the floor space ratio of 0.5:1 in total.

23 Use of certain land at 208 and 210 Mona Vale Road, St Ives and 3, 5, 5A, 7, 9, 11, 13, 15 and 15A Memorial Avenue, St Ives

- (1) This clause applies to land at 208 and 210 Mona Vale Road, St Ives and 3, 5, 5A, 7, 9, 11, 13, 15 and 15A Memorial Avenue, St Ives, being Part Lot 3, DP 17413, Part Lots 1, 11 and 12, DP 29167, Lots 2, 3, 4, 5, 6 and 7, DP 29167, Lot 1, DP 512730 and Lots 9 and 10, DP 29167.
- (2) Development for the purposes of office premises is permitted with consent.
- (3) Development for purposes permitted in subclause (2) must:
 - (a) be confined to the ground floor, and
 - (b) not exceed the floor space ratio of 0.3:1 in total.

24 Use of certain land at 20 Brentwood Avenue, Turramurra

- (1) This clause applies to land at 20 Brentwood Avenue, Turramurra, being Lot A, DP 341822.
- (2) Development for the purpose of a dual occupancy (detached) is permitted with consent.

25 Use of certain land at 2 Denman Road, Turramurra

- (1) This clause applies to land at 2 Denman Road, Turramurra, being Lot 3, DP 23804.
- (2) Development for the purpose of a dual occupancy (detached) is permitted with consent.

26 Use of certain land at 34 Eastern Road, Turramurra

- (1) This clause applies to land at 34 Eastern Road, Turramurra, being Lot 1, Sec C, DP 2511.
- (2) Development for the purpose of a dual occupancy (detached) is permitted with consent.

27 Use of certain land at 1 and 4 Laurel Avenue, Turramurra

- (1) This clause applies to land at 1 and 4 Laurel Avenue, Turramurra, being Lot 3, DP 303928 and Lot 2, DP 303928.
- (2) Development for the purpose of a dual occupancy (detached) is permitted with consent.

28 Use of certain land at 1334 and 1340 Pacific Highway, Turramurra

- (1) This clause applies to land at 1334 and 1340 Pacific Highway, Turramurra, being Lot 7, DP 214733 and Lot 6, DP 26828.
- (2) Development for the following purposes is permitted with consent:
 - (a) business premises,
 - (b) office premises,
 - (c) restaurant or café.
- (3) Development for purposes permitted in subclause (2) must not exceed a floor space ratio of 0.3:1 in total.

Schedule 2 Exempt development

(Clause 3.1)

Note 1. *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* specifies exempt development under that Policy. The Policy has State-wide application. This Schedule contains additional exempt development not specified in that Policy.

Note 2. Exempt development may be carried out without the need for development consent under the Act. Such development is not exempt from any approval, licence, permit or authority that is required under any other Act and adjoining owners' property rights and the common law still apply.

Advertisements - general requirements

- (1) Must be non-moving, non-flashing and non-inflatable.
- (2) If illuminated:
 - (a) must be connected to an automatic timer, and
 - (b) must be illuminated only between the hours of 6 am and 10.30 pm, and
 - (c) illumination must be concealed in, or integral to, the sign, and
 - (d) cabling to signs must be concealed, and
 - (e) must use LED technology or a lighting source of equivalent efficiency, and
 - (f) must not use red, amber and green if within 60m of a signalised intersection.
- (3) Must be attached to front fence or within the boundary of the land to which it applies unless in a business or an industrial zone.
- (4) No illumination of signs located above awning level.
- (5) Must be at least 600mm from any public road.
- (6) If located above a public footpath, the underside of the sign must be at least 2.6m above the footpath.
- (7) Must relate to the lawful use of the building (except for temporary signs).
- (8) Must reflect the character and style of the building on which the sign is located.
- (9) Must not be an A-frame sign.
- (10) Must have the consent of the owner of the property or building on which the sign is located.
- (11) The use of banner signs must not be for commercial purposes.

Advertisements - building identification signs generally

- (1) Must be erected on gateways, fences or building facades only.
- (2) Must measure not more than 2.5m² unless erected on a multi dwelling housing development, residential flat building or mixed use building, where it must not measure more than 4.5m².
- (3) Must have a maximum height not greater than 3m as measured from ground level (existing).
- (4) Only 1 sign per premises.

Advertisements - business identification signs for businesses other than sex services premises in business zones

(1) Under awning sign

Sign attached to the underside of an awning other than a fascia or return end:

- (a) must meet the general requirements for advertisements, and
- (b) only 1 sign per ground floor premises with street frontage, and
- (c) maximum length—2.5m, and
- (d) maximum height—0.3m.

(2) Flush wall sign

Sign attached to the wall of a building (other than the transom of a doorway or display window) and not projecting more than 150mm:

- (a) must meet the general requirements for advertisements, and
- (b) maximum area—2.5m², and
- (c) only 1 sign per premises or 1 per street frontage, and
- (d) must not be higher than 3m above ground level (existing).

(3) Top hamper sign

Sign attached to the transom of a doorway or of a display window of a building:

- (a) must meet the general requirements for advertisements, and
- (b) maximum area—2.5m², and
- (c) only 1 sign per premises or 1 per street frontage.

(4) Fascia signs

Sign attached to the fascia or return of the awning:

- (a) must meet the general requirements for advertisements, and
- (b) 1 sign per premises or 1 per street frontage, and
- (c) must not project above, below or beyond the fascia or return end of the awning to which it is attached.

Advertisements - business identification signs in residential and environmental living zones

- (1) Must meet the general requirements for advertisements.
- (2) Only 1 sign per premises.
- (3) Maximum area—0.24m².
- (4) If a pole or pylon sign, maximum height—2m.
- (5) Must not be higher than 3m above ground level (existing).
- (6) Must not be illuminated.
- (7) Must be located wholly within the property boundaries of the land to which the sign relates, or flush mounted to the front fence or front wall of a building provided the sign does not protrude beyond the physical limits of that fence or building.

Advertisements - changes to wording or content of approved signs

- (1) The existing sign must have been lawfully erected.
- (2) Must not result in any additional signage or increase in signage area, unless

permitted otherwise in this Schedule.

Advertisements - construction signs (temporary)

- (1) Must not be illuminated or flashing at any time.
- (2) Must be located wholly within property boundaries of the land to which the sign relates, or be flush mounted to the front fence or front wall.
- (3) Only 1 sign per property.
- (4) Must not exceed 2.5m².
- (5) Must not be higher than 3m above ground level (existing).
- (6) Must include all information required in the relevant condition of development consent or the complying development certificate.
- (7) Must be removed within 14 days of the completion of all construction work.

Advertisements - real estate and property promotion signs (advertising premises or land for sale or lease) in business zones

- (1) Must meet the general requirements for advertisements.
- (2) Maximum area—3.5m².
- (3) Must be within the boundary of the property to be sold or leased or currently under construction, unless located on either the awning of the building or on the front fence or wall of the building.
- (4) Only 1 sign per premises, except:
 - (a) on inspection day, when directional signs not more than 0.8m² in area may be erected within the property during the advertised hours of inspection, and
 - (b) on the day of sale by auction, when bunting may be erected fully within the property, provided that it is removed promptly after the auction.
- (5) Must be removed within 14 days of the completion of the sale or granting of the lease, or 1 year after erection, whichever is the sooner.

Advertisements - real estate and property promotion signs (advertising premises or land for sale or lease) in residential and environmental living zones

- (1) Must meet the general requirements for advertisements.
- (2) Maximum area—2.5m².
- (3) Must not be illuminated.
- (4) Only 1 sign per premises, except:
 - (a) on inspection day, when directional signs not more than 0.8m² in area may be erected within the property during the advertised hours of inspection, and
 - (b) on the day of sale by auction, when bunting may be erected fully within the property, provided that it is removed promptly after the sale by auction.
- (5) Must be removed within 14 days of the completion of the sale or granting of the lease, or 1 year after erection, whichever is the sooner.

Advertisements - signs behind the glass line of a shop window in business zones (other than sex services premises)

- (1) Must meet the general requirements for advertisements.
- (2) Maximum area—2.5m².
- (3) Must not occupy more than 20% of the area of the window.

Advertisements - temporary signs for religious, cultural, social or recreational events

- (1) Must meet the general requirements for advertisements.
- (2) Only 1 per street frontage.
- (3) Must be located entirely within the property at which the event is taking place, unless the sign is a banner located at a Council-approved banner location.
- (4) If the sign is a banner as described in item (3):
 - (a) maximum size—2.8m × 1.0m, and
 - (b) must be securely attached to poles.
- (5) If the sign is not a banner as described in item (3):
 - (a) maximum area—1.5m², and
 - (b) maximum height above ground level (existing)—3m.
- (6) Must not include commercial advertising apart from name of the event sponsor.
- (7) Must not be displayed earlier than 14 days before, or later than 2 days after, the event.
- (8) Must not be illuminated or flashing.

Basketball hoops and stands

- (1) If located on a residential property in a residential or environmental zone, must not be higher than 2.5m above ground level (existing).
- (2) If affixed to a building, backboards and posts must be securely affixed so as to prevent vibration and noise.

Clothing bins

- (1) Must be run and collected by a registered charity.
- (2) Must be maintained in a presentable state.
- (3) Maximum of 2 bins on any site.

Graves and monuments in existing cemeteries or burial grounds

- (1) Must only be:
 - (a) the creation of graves or monuments in an existing approved burial ground, or
 - (b) an excavation or disturbance of land for the purpose of carrying out the conservation or repair of a monument or grave marker.
- (2) Must not disturb human remains, relics in the form of grave goods or a place of Aboriginal heritage significance.

Lighting (external)

- (1) Must not be for the lighting of tennis courts or sports fields.
- (2) Must not cause glare to adjoining properties or streets.

Special events (including markets)

- (1) Must be social, family, corporate, religious, or community functions, markets or events.
- (2) If located on Council owned or managed land:
 - (a) must be for purposes listed in a Plan of Management for the location.
 - (b) must not occur outside the standard hours of operation for that land.
 - (c) must be formally booked with Council in accordance with Council's Open Space Booking Policy.
 - (d) all relevant fees are paid to Council prior to the event.
- (3) Must not contravene any specific condition of development consent that applies to the land on which they will be held;
 - (a) must not occur outside the standard hours of operation for the land;
 - (b) must have a duration of not more than 7 days over any 3 month period.
- (4) Must be located on land supporting:
 - (a) a place of public worship;
 - (b) educational establishment;
 - (c) hospital;
 - (d) community facility;
 - (e) residential care facility;
 - (f) child care centre;
- (5) No alcohol must be consumed on land that is an alcohol free zone.
- (6) Not more than 2000 people attend the event at any one time, or if the event is held at St Ives Showground, Bicentennial Park or the SAN Hospital, not more than 5000 people must attend the event at any one time.
- (7) All lighting must be directed away from the residential properties.
- (8) Must not involve laser shows or bonfires.
- (9) If the event will disrupt normal traffic and transport systems:
 - (a) a detailed Local Traffic Management Plan must be submitted to Council in accordance with Council's requirements and approved prior to the event.
 - (b) the local police must be informed at least 7 days in advance and relevant requirements of NSW Police are to be met.
 - (c) not less than 7 days prior to the event, written notice of the special event must be given to any residential properties within a 200m radius of the land at which the event is to be held to advise the time, date and type of event.
- (10) Arrangements must be made for the collection and disposal of waste and recyclable materials by an authorised trade waste contractor.
- (11) Adequate provision of sanitary facilities must be made for all anticipated staff and patrons.
- (12) Temporary food premises, stalls and mobile vendors must comply with Council's Food Premises Code and/or Food Vending Vehicles Code, as applicable.

Note 1: Events that do not involve erection of temporary structures, erection of amusement

devices or disruption to normal traffic and pedestrian flows and are events for which the land has been designed will not require any form of development consent. Such activities include family picnics, regular sports training or games, casual exercise, and passive enjoyment of a park.

Stormwater drainage works (minor)

- (1) Must be the installation of pipes, pits, grates or trenches to collect and convey stormwater runoff in a residential property with:
 - (a) pipes measuring between 100mm and 150mm in diameter, and
 - (b) pits no deeper than 1m and no wider than 600mm, and
 - (c) grated drains no wider than 200mm, and
 - (d) dispersal trenches no more than 600mm deep, 600mm wide and 6m long.
- (2) Must be undertaken wholly within the subject property and within a legal inter-allotment drainage easement benefiting the subject property and must not traverse more than a single property benefited by the works and not more than one associated inter-allotment drainage easement.
- (3) Must not be undertaken within the canopy of vegetation protected under clause 5.9.
- (4) Pipes and trenches must not be located, either during or at the completion of works, in the zone of influence of the footing system for any structure.
- (5) Must not be located within lands identified as Category 1, 2, 3 or 3a on the Natural Resource - Riparian Lands Map.

Schedule 3 Complying development

(Clause 3.2)

Note. *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* specifies complying development and the complying development conditions for that development under that Policy. The Policy has State-wide application. This Schedule contains additional complying development not specified in that Policy.

Part 1 Types of development

Part 2 Complying development certificate conditions

Note. Complying development must comply with the requirements of the Act, the regulations under the Act and this Plan.

General conditions

Any development specified in Part 1 is subject to the same conditions set out in Division 3 of Part 3 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Schedule 4 Classification and reclassification of public land

(Clause 5.2)

Part 1 Land classified, or reclassified, as operational land—no interests changed

Column 1	Column 2
Locality	Description

Part 2 Land classified, or reclassified, as operational land—interests changed

Column 1	Column 2	Column 3
Locality	Description	Any trusts etc not discharged

Part 3 Land classified, or reclassified, as community land

Column 1	Column 2
Locality	Description

Schedule 5 Environmental heritage

(Clause 5.10)

Part 1 Heritage items

Suburb	Item name	Address	Property description	Significance	Item No.
Gordon	"Eudesmia" Dwelling house	9 Burgoyne Street	Lot 1 DP 331718	Local	1
Gordon	Dwelling house	8 Cecil Street	Lot 2 DP 315196	Local	2
Gordon	Dwelling house	12 Cecil Street	Lot A DP 392997	Local	3
Gordon	Dwelling house	14 Cecil Street	Lot 1 DP 389243	Local	4
Gordon	"Westward-Ho" Residential flat building	36 Henry Street	Lot 8 DP 15724	Local	5
Gordon	Gordon Station Railway Group	25 Henry Street (Gordon Railway Station)	Lot 1 DP 1129081	State	6
Gordon	Dwelling house	16 Khartoum Avenue	Lot A DP 323809	Local	7
Gordon	"Eryldene" Dwelling house	17 McIntosh Street	Lot 1 DP 34650	State	8
Gordon	Dwelling house	21 Mount William Street	Lot B DP 413691	Local	9
Gordon	"Iolanthe" Dwelling house	681 Pacific Highway	Lot 100 DP 776508	State	10
Gordon	"Tulkiyan" Dwelling house	707 Pacific Highway	Lot 3 DP 3267	State	11
Gordon	Dwelling house	726 Pacific Highway	Lot 1 DP 130693	Local	12
Gordon	Seventh Day Adventist Office	738 Pacific Highway	Lot A DP 337904	Local	13
Gordon	Former Gordon Post Office	741 Pacific Highway	Lot 1 DP 120856	Local	14
Gordon	"Windsor House" Dwelling house	748 Pacific Highway	Lot A DP 350224	Local	15
Gordon	Old Gordon Primary School	799 Pacific Highway	Lot 3 DP 825602	State	16
Gordon	Ku-ring-gai Council Chamber	818 Pacific Highway	Lot 2 DP 786550	Local	17
Gordon	Commonwealth Bank	747-749 Pacific Highway	Lot 1 DP 668842	Local	18
Gordon	St Johns Church and Cemetery	750-754 Pacific Highway	Lot 1 DP 449441	Local	19
Gordon	Dwelling house	11 Park Avenue	Lot 2 DP 213017	Local	20
Gordon	Dwelling house	16 Park Avenue	Lot 16 DP 975243	Local	21
Gordon	Dwelling house	12-14 Park Avenue	Lot B DP 347149	Local	22
Gordon	Gordon Pre-School -	2A Park Avenue	Lot 12 DP 852087	Local	23

Suburb	Item name	Address	Property description	Significance	Item No.
	Building				
Gordon	Dwelling house	23 Park Avenue	Lot 2 DP 524698	Local	73
Gordon	Dwelling house	8 Pearson Avenue	Lot A DP 316799	Local	24
Gordon	Dwelling house	7 Robert Street	Lot B DP 335704	Local	25
Gordon	Dwelling house	10 Rosedale Road	Lot 3 DP 167041	Local	26
Gordon	"Oberon" Dwelling house	24 St Johns Avenue	Lot A DP 405365	Local	27
Gordon	Dwelling house	49 Werona Avenue	Lot 3 DP 3352	Local	28
Gordon	"Rochester" Dwelling house	51 Werona Avenue	Lot 2 DP 233872	Local	29
Gordon	"Nebraska" Dwelling house	17 Yarabah Avenue	Lot B DP 333895	Local	30
Killara	"Fane Edge" Dwelling house	2B Bruce Avenue	Lot A DP 397380	Local	31
Killara	Dwelling house	14 Forsyth Street	Lot 71 DP 539046	Local	32
Lindfield	Dwelling house	11 Blenheim Road	Lot 142 DP 6608	Local	33
Lindfield	Dwelling house	12 Blenheim Road	Lot A DP 369207	Local	34
Lindfield	Dwelling house	15 Blenheim Road	Lot 143 DP 6608	Local	35
Lindfield	"Lochinvar" Dwelling house	19 Blenheim Road	Lot 145 DP 6608	Local	36
Lindfield	"Longview" Dwelling house	2 Grosvenor Road	Lot A DP 343071	Local	37
Lindfield	Dwelling house	1 Highfield Road	Lot 1 DP 619255	Local	38
Lindfield	Dwelling house	6 Highfield Road	Lot 51 DP 133309	Local	39
Lindfield	Dwelling house	22 Kenilworth Road	Lot 78 DP 6608	Local	40
Lindfield	Commercial Block	1-21 Lindfield Avenue	Lot 1-10 DP 17409	Local	41
Lindfield	"Laurabada" Dwelling house	9 Middle Harbour Road	Lot 6 DP 4665	Local	42
Lindfield	Dwelling house	31 Middle Harbour Road	Lot 3 DP 186607	Local	43
Lindfield	"Fieldhead" Dwelling house	42 Nelson Road	Lot 156 DP 6608	Local	44
Lindfield	Dwelling house	44 Nelson Road	Lot 155 DP 6608	Local	45
Lindfield	Dwelling house	50 Nelson Road	Lot 152 DP 6608	Local	46
Lindfield	Dwelling house	270 Pacific Highway	Lot 1 DP 874953		47
Lindfield	Commercial Building - Churchers Restaurant	386-390 Pacific Highway	Lot 12 DP 629035	Local	48
Lindfield	Dwelling house	19 Russell Avenue	Lot 20 DP 4215	Local	49
Lindfield	Dwelling house	22 Russell	Lot B DP 360135	Local	50

Suburb	Item name	Address	Property description	Significance	Item No.
		Avenue			
Lindfield	Dwelling house	23 Treatts Road	Lot 1 DP 456178	Local	51
Lindfield	Dwelling house	45 Treatts Road	Lot 148 DP 6608	Local	52
Lindfield	"Coromandel" Dwelling house	47 Treatts Road	Lot 149 DP 6608	Local	53
Lindfield	Lindfield Uniting Church	33 Tryon Road	Lot 1 DP 724802	State	54
Lindfield	St Albans Anglican Church	1-5 Tryon Road	Lot 1 DP 501299	Local	55
Lindfield	Dwelling house	17 Waimea Road	Lot 11 DP 5653	Local	56
Lindfield	"The Glen" Dwelling house	2 Westbourne Road	Lot 1 DP 955268	Local	57
Pymble	"Athol" Dwelling house	19 Alma Street	Lot A DP 384753	Local	58
Pymble	"Claverton" Dwelling house	3-5 Alma Street	Lot 2 and Lot 3 DP 331914	Local	59
Pymble	Dwelling house	1 Avon Road	Lot 1 DP 583803	Local	1098
Pymble	Dwelling house	6 Beechworth Road	Lot 2 DP 403072	Local	1099
Pymble	Dwelling house	1 Clydesdale Place	Lot 1 DP 30236	Local	60
Pymble	Dwelling house	9 Graham Avenue	Lot 2 DP 230079	Local	61
Pymble	"Ku-ring-gai" Dwelling house	35 Grandview Street	Lot 101 DP 224414	Local	62
Pymble	Dwelling house	39 Grandview Street	Lot 2 DP 166813	Local	63
Pymble	Dwelling house	41 Grandview Street	Lot B DP 330285	Local	64
Pymble	"Dahinda" Dwelling house	43 Grandview Street	Lot A DP 316227	Local	65
Pymble	"Willendon" Dwelling house	45 Grandview Street	Lot B DP 354830	Local	66
Pymble	"Alister Brae" Dwelling house	24 King Edward Street	Lot Y DP 397284	Local	67
Pymble	Uniting Church	1 Livingstone Avenue	Lot 100 DP 1003889	Local	68
Pymble	Former Police Station	1116 Pacific Highway	Lot 1 DP 1111020	Local	69
Pymble	Pymble Hotel	1134 Pacific Highway	Lot 8 DP 83967	Local	70
Pymble	"Grandview" Dwelling house	1178 Pacific Highway	Lot 101 DP 1075407	Local	71
Pymble	Ku-ring-gai Town Hall	1186 Pacific Highway	Lot 1 DP 86583	Local	72
Pymble	Dwelling house	10 Park Crescent	Lot 26 DP 7427	Local	74
Pymble	Dwelling house	22 Park Crescent	Lot 2 DP 540017	Local	75
Pymble	Dwelling house	24 Park Crescent	Lot A DP 330653	Local	76
Pymble	Dwelling house	36 Park Crescent	Lot B DP 329979	Local	77

Suburb	Item name	Address	Property description	Significance	Item No.
Pymble	Dwelling house	4A Park Crescent	Lots 21 & 22 DP 7427	Local	78
Pymble	Dwelling house	7 Pymble Avenue	Lot 9 DP 5448	Local	79
Pymble	Dwelling house	14 Pymble Avenue	Lot 401 DP 853076	Local	80
Pymble	"The Maples" Dwelling house	5 Station Street	Lot 10 DP 3519	Local	81
Pymble	Dwelling house	3 Taunton Street	Lot 4 DP 234731	Local	82
Pymble	Dwelling house	5 Taunton Street	Lot C DP 17424	Local	83
Pymble	Dwelling house	7 Taunton Street	Lot 1 DP 1022801	Local	84
Pymble	Dwelling house	15 Telegraph Road	Lot A DP 355133	Local	85
Pymble	Dwelling house	17 Telegraph Road	Lot 2 DP 226026	Local	86
Pymble	House "Elouera"	21 Telegraph Road	Lot A DP 340653	Local	87
Pymble	"Eric Pratten House" (aka Coppins) Dwelling house	29 Telegraph Road	Lot 1 DP 303397	State	88
Pymble	Dwelling house	2 Wellesley Road	Lot A DP 329301	Local	89
Roseville	Dwelling house	15 Alexander Parade	Lot 17 DP 9613	Local	90
Roseville	"Rochester" Dwelling house	3 Bancroft Avenue	Lot 2 DP 114228	Local	91
Roseville	Dwelling house	6 Bancroft Avenue	Lot 10 DP 1046912	Local	92
Roseville	Dwelling house	8 Bancroft Avenue	Lot 1 DP 662342	Local	93
Roseville	"Leightonlyn" Dwelling house	9 Bancroft Avenue	Lot 7 DP 5035	Local	94
Roseville	Dwelling house	10 Bancroft Avenue	Lot 2 DP 132799	Local	95
Roseville	Dwelling house	19 Bancroft Avenue	Lot 11 DP 5035	Local	96
Roseville	Dwelling house	24 Bancroft Avenue	Lot 1 DP 544047	Local	97
Roseville	"Westover" Dwelling house	26 Bancroft Avenue	Lot B DP 407900	Local	98
Roseville	Dwelling house	28 Bancroft Avenue	Lot C DP 407900	Local	99
Roseville	"Ku-ring-gai Court" Residential flat building	3 Boundary Street	Lot 10 DP 1151068	Local	100
Roseville	"Gooyong" Dwelling house	10 Clanville Road	Lot D DP 331294	Local	101
Roseville	"Luton" Dwelling house	14 Clanville Road	Lot E DP 416239	Local	102
Roseville	"Beresford" Dwelling	1 Hill Street	Lot 3 DP 1046141	Local	103

Suburb	Item name	Address	Property description	Significance	Item No.
	house				
Roseville	Former Westpac Bank Building	65 Hill Street	Lot B DP 333949	Local	104
Roseville	"Doralyn" Dwelling house	16 Kelburn Road	Lot 8 DP 5653	Local	105
Roseville	Dwelling house	19 Lord Street	Lot A DP 318963	Local	106
Roseville	"Killiecrankie" Dwelling house	1 Macclaurin Parade	Lot 1 DP 339732	Local	107
Roseville	Dwelling house	9 Oliver Road	Lot 9 DP 7872	Local	108
Roseville	Former Commonwealth Bank Building	83 Pacific Highway	Lot 1 DP 957509	Local	109
Roseville	Former Station Masters Residence	89 Pacific Highway	Lot 2 DP 808504	Local	110
Roseville	Roseville Cinema	112-116 Pacific Highway	Lot 1 DP 566196	Local	111
Roseville	Dwelling house	10 Roseville Avenue	Lot 7 DP 3277	Local	112
Roseville	"Lawarra" Dwelling house	12 Roseville Avenue	Lot 8 DP 3277	Local	113
Roseville	Dwelling house	16 Roseville Avenue	Lot 2 DP 1046734	Local	114
Roseville	Roseville Scout Group Hall	29 Roseville Avenue	Lot 63 DP 667814	Local	115
Roseville	Dwelling house	6 Shirley Road	Lot 1 DP 974014	Local	116
Roseville	"Rose Haven" Dwelling house	12 Shirley Road	Lot 18 DP 940618	Local	117
Roseville	"Netherwood" Dwelling house	16 Shirley Road	Lot 1 DP 925709	Local	118
Roseville	Dwelling house	33 Shirley Road	Lot B DP 925232	Local	119
Roseville	"Colmar" Dwelling house	5 The Grove	Lot 19 DP 7872	Local	120
Roseville	Dwelling house	11 The Grove	Lot 16 DP 7872	Local	121
Roseville	Dwelling house	14 The Grove	Lot 2 DP 667635	Local	122
Roseville	Dwelling house	16 The Grove	Lot A DP 329635	Local	123
Roseville	Dwelling house	17 The Grove	Lot 1 DP 615588	Local	124
Roseville	Residential flat building	21 The Grove	Lot B DP 319235	Local	125
Roseville	Dwelling house	18 Trafalgar Avenue	Lot 3 DP 1047218	Local	126
Roseville	"Walthamstow" Dwelling house	16 Victoria Street	Lot 12 DP 659015	Local	127
St Ives	"Chester" Dwelling house	4 Collins Road	Lot 4 DP 21372	Local	128
St Ives	Dwelling house	89 Killeaton Street	Lot D DP 417494	Local	129
St Ives	St Ives Public School – Former St Ives	207 Mona Vale Road	Lot 1 DP 816806	Local	130

Suburb	Item name	Address	Property description	Significance	Item No.
	Public School buildings				
St Ives	Dwelling house	9 Porters Lane	Lot 3 DP 441438	Local	131
Turramurra	Residential flat building	2-4 Boyd Street	Lot 2 DP 596228	Local	132
Turramurra	"The Manse" Dwelling house	34 Eastern Road	Lot 1 DP 2511	Local	133
Turramurra	"Copperlings" Dwelling house	42 Eastern Road	Lot 2 DP 524162	Local	134
Turramurra	Dwelling house	43 Eastern Road	Lot 37 DP 6494	Local	135
Turramurra	"Perdita" Dwelling house	46 Eastern Road	Lot 2 DP 542219	Local	136
Turramurra	St Margarets Church	17A Eastern Road	Lot 1 DP 830432	Local	137
Turramurra	"Bellwood" Dwelling house	12 King Street	Lot 2 DP 581006	Local	138
Turramurra	Dwelling house	8 Kissing Point Road	Lot 1 DP 743998	Local	139
Turramurra	"Leppington" Dwelling house	9 Kissing Point Road	Lot 6 DP 502315	Local	140
Turramurra	Dwelling house	11 Kissing Point Road	Lot 1 DP 321558	Local	141
Turramurra	"The Chalet" Dwelling house	15 Kissing Point Road	Lot 1 DP 506800	Local	142
Turramurra	Dwelling house	1 Ku-Ring-Gai Avenue	Lot 4 DP 1005220	Local	143
Turramurra	"Mildura" Dwelling house	8 Ku-Ring-Gai Avenue	Lot 1 DP 541876	Local	144
Turramurra	"Shalimar" Dwelling house	12 Ku-Ring-Gai Avenue	Lot 1 DP 918766	Local	145
Turramurra	"Wychwood" Dwelling house	17 Ku-Ring-Gai Avenue	Lot 12 DP 237894	Local	146
Turramurra	"Shalimar" Dwelling house	26 Ku-Ring-Gai Avenue	Lot 2 DP 86919	Local	147
Turramurra	"Boongala" Dwelling house	28 Ku-Ring-Gai Avenue	Lot 2 DP 228879	Local	148
Turramurra	Dwelling house	32 Ku-Ring-Gai Avenue	Lot B DP 445910	Local	149
Turramurra	"Ypriana" (aka Newstead) Dwelling house	34 Ku-Ring-Gai Avenue	Lot A DP 445910	Local	150
Turramurra	Residential Flat Building	44 Ku-Ring-Gai Avenue	Lot 5A DP 414191	Local	151
Turramurra	"Erahor" Dwelling house	54 Ku-Ring-Gai Avenue	Lot 1 DP 1135065	Local	152
Turramurra	"The Terricks" Dwelling house	60 Ku-Ring-Gai Avenue	Lot 12 DP 713685	Local	153
Turramurra	Dwelling house	2 Nulla Nulla Street	Lot 1 DP 956335	Local	170
Turramurra	Masonic Temple	1247 Pacific	Lot 1 DP 303959	Local	154

Suburb	Item name	Address	Property description	Significance	Item No.
		Highway			
Turrumurra	Hillview	1334 Pacific Highway	Lot 7 DP 214733	Local	155
Turrumurra	Hillview Garages	1340 Pacific Highway	Lot 6 DP 26828	Local	156
Turrumurra	Former Commonwealth Bank Building	1356 Pacific Highway	Lot 5 DP 132873	Local	157
Turrumurra	Commercial Buildings	1358 and 1360 Pacific Highway	Lots A and B, DP 445374; Lot 8 DP 237813	Local	158
Turrumurra	Dwelling house	1428 Pacific Highway	Lot 2 DP 308421	Local	159
Turrumurra	Dwelling house	1458 Pacific Highway	Lot A DP 374006	Local	160
Turrumurra	Rohini House Gates	- Railway Lands	Part Lot 1 DP 1129573	Local	161
Turrumurra	Dwelling house	8 Ray Street	Lot 4 DP 11752	Local	162
Turrumurra	Uniting Church	10 Turrumurra Avenue	Lot 1 DP 834582	Local	163
Turrumurra	Dwelling house	40 Turrumurra Avenue	Lot C DP 348843	Local	164
Turrumurra	Dwelling house	12 Wonga Wonga Street	Lot 2 DP 1135065	Local	165
Warrawee	Dwelling house	8 Brentwood Avenue	Lot C DP 368771	Local	166
Warrawee	"Milner Royd" Residential flat building	1-3 Lowther Park Avenue	Lot A DP 401969	Local	167
Warrawee	Cherrywood Nursing Home	1359 Pacific Highway	Lot 1 DP 535444	Local	168
Warrawee	"Brentwood" Dwelling house	7 St James Lane	Lot 2 DP 570339	Local	169

Part 2 Heritage conservation areas

Description	Identification on Heritage Map	Significance
Laurel Avenue/King Street Conservation Area	Shown by red hatching and labelled "C5"	Local
Ku-ring-gai Avenue Conservation Area	Shown by red hatching and labelled "C6B"	Local
Park Estate Conservation Area	Shown by red hatching and labelled "C7"	Local
Pymble Heights Conservation Area	Shown by red hatching and labelled "C8B"	Local
Orinoco Street Conservation Area	Shown by red hatching and labelled "C10B"	Local
St Johns Avenue Conservation Area	Shown by red hatching and labelled "C16B"	Local
Gordon Park Conservation Area	Shown by red hatching and labelled "C17"	Local
Yarabah Avenue Conservation Area	Shown by red hatching and labelled "C18"	Local
Stanhope Road Conservation Area	Shown by red hatching and labelled "C25B"	Local
Bleinheim Road Conservation Area	Shown by red hatching and labelled "C27"	Local
Wolseley Road Conservation Area	Shown by red hatching and labelled "C28"	Local
Balfour Street/Highfield Road Conservation Area	Shown by red hatching and labelled "C29"	Local
Trafalgar Avenue Conservation Area	Shown by red hatching and labelled "C31"	Local
Clanville Conservation Area	Shown by red hatching and labelled "C32B"	Local
Clanville Conservation Area	Shown by red hatching and labelled "C32C"	Local
The Grove Conservation Area	Shown by red hatching and labelled "C35"	Local
Lord Street/Bancroft Avenue Conservation Area	Shown by red hatching and labelled "C36"	Local
Robert Street/Khartoum Avenue Conservation Area	Shown by red hatching and labelled "C39"	Local
Hillview Conservation Area	Shown by red hatching and labelled "C40"	Local

Dictionary

(Clause 1.4)

Aboriginal object means any deposit, object or other material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of an area of New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction, and includes Aboriginal remains.

Aboriginal place of heritage significance means an area of land, the general location of which is identified in an Aboriginal heritage study adopted by the Council after public exhibition and that may be shown on the Heritage Map, that is:

- (a) the site of one or more Aboriginal objects or a place that has the physical remains of pre-European occupation by, or is of contemporary significance to, the Aboriginal people. It may (but need not) include items and remnants of the occupation of the land by Aboriginal people, such as burial places, engraving sites, rock art, midden deposits, scarred and sacred trees and sharpening grooves, or
- (b) a natural Aboriginal sacred site or other sacred feature. It includes natural features such as creeks or mountains of long-standing cultural significance, as well as initiation, ceremonial or story places or areas of more contemporary cultural significance.

Note. The term may include (but is not limited to) places that are declared under section 84 of the *National Parks and Wildlife Act 1974* to be Aboriginal places for the purposes of that Act.

acid sulfate soils means naturally occurring sediments and soils containing iron sulfides (principally pyrite) or their precursors or oxidation products, whose exposure to oxygen leads to the generation of sulfuric acid (for example, by drainage or excavation).

Acid Sulfate Soils Manual means the manual by that name published by the Acid Sulfate Soils Management Advisory Committee and made publicly available.

advertisement has the same meaning as in the Act.

Note. The term is defined as a sign, notice, device or representation in the nature of an advertisement visible from any public place or public reserve or from any navigable water.

advertising structure has the same meaning as in the Act.

Note. The term is defined as a structure used or to be used principally for the display of an advertisement.

Advertising structures are a type of **signage**—see the definition of that term in this Dictionary.

affordable housing has the same meaning as in the Act.

Note. The term is defined as housing for very low income households, low income households or moderate income households, being such households as are prescribed by the regulations or as are provided for in an environmental planning instrument.

agricultural produce industry means a building or place used for the handling, treating, processing or packing, for commercial purposes, of produce from agriculture (including dairy products, seeds, fruit, vegetables or other plant material), and includes wineries, flour mills, cotton seed oil plants, cotton gins, feed mills, cheese and butter factories, and juicing or canning plants, but does not include a livestock processing industry.

Note. Agricultural produce industries are a type of **rural industry**—see the definition of that term in this Dictionary.

agriculture means any of the following:

- (a) aquaculture,
- (b) extensive agriculture,

- (c) intensive livestock agriculture,
- (d) intensive plant agriculture.

Note. Part 6 of the *Plantations and Reafforestation Act 1999* provides that exempt farm forestry within the meaning of that Act is not subject to the *Environmental Planning and Assessment Act 1979*.

air transport facility means an airport or a heliport that is not part of an airport, and includes associated communication and air traffic control facilities or structures.

airport means a place that is used for the landing, taking off, parking, maintenance or repair of aeroplanes, and includes associated buildings, installations, facilities and movement areas and any heliport that is part of the airport.

Note. Airports are a type of **air transport facility**—see the definition of that term in this Dictionary.

airstrip means a single runway for the landing, taking off or parking of aeroplanes for private aviation only, but does not include an airport, heliport or helipad.

amusement centre means a building or place (not being part of a pub or registered club) used principally for playing:

- (a) billiards, pool or other like games, or
- (b) electronic or mechanical amusement devices, such as pinball machines, computer or video games and the like.

animal boarding or training establishment means a building or place used for the breeding, boarding, training, keeping or caring of animals for commercial purposes (other than for the agistment of horses), and includes any associated riding school or ancillary veterinary hospital.

aquaculture has the same meaning as in the *Fisheries Management Act 1994*.

Note. Aquaculture is a type of **agriculture**—see the definition of that term in this Dictionary.

archaeological site means a place that contains one or more relics.

attached dwelling means a building containing 3 or more dwellings, where:

- (a) each dwelling is attached to another dwelling by a common wall, and
- (b) each of the dwellings is on its own lot of land, and
- (c) none of the dwellings is located above any part of another dwelling.

Note. Attached dwellings are a type of **residential accommodation**—see the definition of that term in this Dictionary.

attic means any habitable space, but not a separate dwelling, contained wholly within a roof above the ceiling line of the storey immediately below, except for minor elements such as dormer windows and the like.

backpackers' accommodation means a building or place that:

- (a) provides temporary or short-term accommodation on a commercial basis, and
- (b) has shared facilities, such as a communal bathroom, kitchen or laundry, and
- (c) provides accommodation on a bed or dormitory-style basis (rather than by room).

Note. Backpackers' accommodation is a type of **tourist and visitor accommodation**—see the definition of that term in this Dictionary.

basement means the space of a building where the floor level of that space is predominantly below ground level (existing) and where the floor level of the storey immediately above is less than 1 metre above ground level (existing).

bed and breakfast accommodation means an existing dwelling in which temporary or short-term accommodation is provided on a commercial basis by the permanent residents of the dwelling and where:

- (a) meals are provided for guests only, and

- (b) cooking facilities for the preparation of meals are not provided within guests' rooms, and
- (c) dormitory-style accommodation is not provided.

Note. See clause 5.4 for controls relating to the number of bedrooms for bed and breakfast accommodation.

Bed and breakfast accommodation is a type of **tourist and visitor accommodation**—see the definition of that term in this Dictionary.

bee keeping means a building or place used for the keeping and breeding of bees for commercial purposes.

Note. Bee keeping is a type of **extensive agriculture**—see the definition of that term in this Dictionary.

biodiversity means biological diversity.

biological diversity has the same meaning as in the *Threatened Species Conservation Act 1995*.

Note. The term is defined as follows:

biological diversity means the diversity of life and is made up of the following 3 components:

- (a) genetic diversity—the variety of genes (or units of heredity) in any population,
- (b) species diversity—the variety of species,
- (c) ecosystem diversity—the variety of communities or ecosystems.

biosolids treatment facility means a building or place used as a facility for the treatment of biosolids from a sewage treatment plant or from a water recycling facility.

Note. Biosolids treatment facilities are a type of **sewerage system**—see the definition of that term in this Dictionary.

boarding house means a building that:

- (a) is wholly or partly let in lodgings, and
- (b) provides lodgers with a principal place of residence for 3 months or more, and
- (c) may have shared facilities, such as a communal living room, bathroom, kitchen or laundry, and
- (d) has rooms, some or all of which may have private kitchen and bathroom facilities, that accommodate one or more lodgers,

but does not include backpackers' accommodation, a group home, hotel or motel accommodation, seniors housing or a serviced apartment.

Note. Boarding houses are a type of **residential accommodation**—see the definition of that term in this Dictionary.

boat building and repair facility means any facility (including a building or other structure) used primarily for the construction, maintenance or repair of boats, whether or not including the storage, sale or hire of boats, but does not include a marina or boat shed.

boat launching ramp means a structure designed primarily for the launching of trailer borne recreational vessels, and includes associated car parking facilities.

boat shed means a building or other structure used for the storage and routine maintenance of a boat or boats and that is associated with a private dwelling or non-profit organisation, and includes any skid used in connection with the building or other structure.

brothel has the same meaning as in the Act.

Note. This definition is relevant to the definitions of **home occupation (sex services)** and **sex services premises** in this Dictionary.

building has the same meaning as in the Act.

Note. The term is defined to include part of a building and any structure or part of a structure, but not including a manufactured home, a moveable dwelling or associated structure (or part

of a manufactured home, moveable dwelling or associated structure).

building height (or **height of building**) means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

building identification sign means a sign that identifies or names a building and that may include the name of a building, the street name and number of a building, and a logo or other symbol but does not include general advertising of products, goods or services.

Note. Building identification signs are a type of **signage**—see the definition of that term in this Dictionary.

building line or **setback** means the horizontal distance between the property boundary or other stated boundary (measured at 90 degrees from the boundary) and:

- (a) a building wall, or
- (b) the outside face of any balcony, deck or the like, or
- (c) the supporting posts of a carport or verandah roof,

whichever distance is the shortest.

bulky goods premises means a building or place the principal purpose of which is the sale, hire or display of bulky goods, being goods that are of such size or weight as to require:

- (a) a large area for handling, display or storage, and
- (b) direct vehicular access to the site of the building or place by members of the public for the purpose of loading or unloading such goods into or from their vehicles after purchase or hire,

and including goods such as floor and window supplies, furniture, household electrical goods, equestrian supplies and swimming pools, but does not include a building or place used for the sale of foodstuffs or clothing unless their sale is ancillary to the sale or hire or display of bulky goods.

Note. Bulky goods premises are a type of **retail premises**—see the definition of that term in this Dictionary.

bush fire hazard reduction work has the same meaning as in the *Rural Fires Act 1997*.

Note. The term is defined as follows:

bush fire hazard reduction work means:

- (a) the establishment or maintenance of fire breaks on land, and
- (b) the controlled application of appropriate fire regimes or other means for the reduction or modification of available fuels within a predetermined area to mitigate against the spread of a bush fire,

but does not include construction of a track, trail or road.

bush fire prone land has the same meaning as in the Act.

Note. The term is defined, in relation to an area, as land recorded for the time being as bush fire prone land on a map for the area certified as referred to in section 146 (2) of the Act.

bush fire risk management plan means a plan prepared under Division 4 of Part 3 of the *Rural Fires Act 1997* for the purpose referred to in section 54 of that Act.

business identification sign means a sign:

- (a) that indicates:
 - (i) the name of the person or business, and
 - (ii) the nature of the business carried on by the person at the premises or place at which the sign is displayed, and
- (b) that may include the address of the premises or place and a logo or other

symbol that identifies the business,

but that does not contain any advertising relating to a person who does not carry on business at the premises or place.

Note. Business identification signs are a type of **signage**—see the definition of that term in this Dictionary.

business premises means a building or place at or on which:

- (a) an occupation, profession or trade (other than an industry) is carried on for the provision of services directly to members of the public on a regular basis, or
- (b) a service is provided directly to members of the public on a regular basis,

and includes a funeral home and, without limitation, premises such as banks, post offices, hairdressers, dry cleaners, travel agencies, internet access facilities, betting agencies and the like, but does not include an entertainment facility, home business, home occupation, home occupation (sex services), medical centre, restricted premises, sex services premises or veterinary hospital.

Note. Business premises are a type of **commercial premises**—see the definition of that term in this Dictionary.

camping ground means an area of land that has access to communal amenities and on which campervans or tents, annexes or other similar portable and lightweight temporary shelters are, or are to be, installed, erected or placed for short term use, but does not include a caravan park.

canal estate development means development that incorporates wholly or in part a constructed canal, or other waterway or waterbody, that is inundated by or drains to a natural waterway or natural waterbody by surface water or groundwater movement (not being works of drainage, or for the supply or treatment of water, that are constructed by or with the authority of a person or body responsible for those functions and that are limited to the minimal reasonable size and capacity to meet a demonstrated need for the works), and that either:

- (a) includes the construction of dwellings (which may include tourist and visitor accommodation) of a kind other than, or in addition to:
 - (i) dwellings that are permitted on rural land, and
 - (ii) dwellings that are used for caretaker or staff purposes, or
- (b) requires the use of a sufficient depth of fill material to raise the level of all or part of that land on which the dwellings are (or are proposed to be) located in order to comply with requirements relating to residential development on flood prone land.

car park means a building or place primarily used for the purpose of parking motor vehicles, including any manoeuvring space and access thereto, whether operated for gain or not.

caravan park means land (including a camping ground) on which caravans (or caravans and other moveable dwellings) are, or are to be, installed or placed.

catchment action plan has the same meaning as in the *Catchment Management Authorities Act 2003*.

Note. The term is defined as a catchment action plan of an authority that has been approved by the Minister under Part 4 of the *Catchment Management Authorities Act 2003*.

cellar door premises means a building or place that is used to sell wine by retail and that is situated on land on which there is a commercial vineyard, and where most of the wine offered for sale is produced in a winery situated on that land or is produced predominantly from grapes grown in the surrounding area.

Note. Cellar door premises are a type of **retail premises**—see the definition of that term in this Dictionary.

cemetery means a building or place used primarily for the interment of deceased

persons or pets or their ashes, whether or not it contains an associated building for conducting memorial services.

charter and tourism boating facility means any facility (including a building or other structure) used for charter boating or tourism boating purposes, being a facility that is used only by the operators of the facility and that has a direct structural connection between the foreshore and the waterway, but does not include a marina.

child care centre means a building or place used for the supervision and care of children that:

- (a) provides long day care, pre-school care, occasional child care or out-of-school-hours care, and
- (b) does not provide overnight accommodation for children other than those related to the owner or operator of the centre,

but does not include:

- (c) a building or place used for home-based child care, or
- (d) an out-of-home care service provided by an agency or organisation accredited by the Children's Guardian, or
- (e) a baby-sitting, playgroup or child-minding service that is organised informally by the parents of the children concerned, or
- (f) a service provided for fewer than 5 children (disregarding any children who are related to the person providing the service) at the premises at which at least one of the children resides, being a service that is not advertised, or
- (g) a regular child-minding service that is provided in connection with a recreational or commercial facility (such as a gymnasium), by or on behalf of the person conducting the facility, to care for children while the children's parents are using the facility, or
- (h) a service that is concerned primarily with the provision of:
 - (i) lessons or coaching in, or providing for participation in, a cultural, recreational, religious or sporting activity, or
 - (ii) private tutoring, or
- (i) a school, or
- (j) a service provided at exempt premises (within the meaning of Chapter 12 of the *Children and Young Persons (Care and Protection) Act 1998*), such as hospitals, but only if the service is established, registered or licensed as part of the institution operating on those premises.

classified road has the same meaning as in the *Roads Act 1993*.

Note. The term is defined as follows:

classified road means any of the following:

- (a) a main road,
- (b) a highway,
- (c) a freeway,
- (d) a controlled access road,
- (e) a secondary road,
- (f) a tourist road,
- (g) a tollway,
- (h) a transitway,
- (i) a State work.

(See *Roads Act 1993* for meanings of these terms.)

clearing native vegetation has the same meaning as in the *Native Vegetation Act 2003*.

Note. The term is defined as follows:

clearing native vegetation means any one or more of the following:

- (a) cutting down, felling, thinning, logging or removing native vegetation,
- (b) killing, destroying, poisoning, ringbarking, uprooting or burning native vegetation.

(See Division 3 of Part 3 of the *Native Vegetation Act 2003* for the exclusion of routine agricultural management and other farming activities from constituting the clearing of native vegetation if the landholder can establish that any clearing was carried out for the purpose of those activities.)

coastal foreshore means land with frontage to a beach, estuary, coastal lake, headland, cliff or rock platform.

coastal hazard has the same meaning as in the *Coastal Protection Act 1979*.

coastal lake means a body of water specified in Schedule 1 to *State Environmental Planning Policy No 71—Coastal Protection*.

coastal protection works has the same meaning as in the *Coastal Protection Act 1979*.

coastal waters of the State—see section 58 of the *Interpretation Act 1987*.

coastal zone has the same meaning as in the *Coastal Protection Act 1979*.

Note. The term is defined as follows:

coastal zone means:

- (a) the area within the coastal waters of the State as defined in Part 10 of the *Interpretation Act 1987* (including any land within those waters), and
- (b) the area of land and the waters that lie between the western boundary of the coastal zone (as shown on the maps outlining the coastal zone) and the landward boundary of the coastal waters of the State, and
- (c) the seabed (if any) and the subsoil beneath, and the airspace above, the areas referred to in paragraphs (a) and (b).

The coastal zone consists of the area between the western boundary of the coastal zone shown on the maps outlining the coastal zone and the outermost boundary of the coastal waters of the State. The coastal waters of the State extend, generally, to 3 nautical miles from the coastline of the State.

commercial premises means any of the following:

- (a) business premises,
- (b) office premises,
- (c) retail premises.

community facility means a building or place:

- (a) owned or controlled by a public authority or non-profit community organisation, and
- (b) used for the physical, social, cultural or intellectual development or welfare of the community,

but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.

community land has the same meaning as in the *Local Government Act 1993*.

correctional centre means:

- (a) any premises declared to be a correctional centre by a proclamation in force under section 225 of the *Crimes (Administration of Sentences) Act 1999*, including any juvenile correctional centre or periodic detention centre, and
- (b) any premises declared to be a detention centre by an order in force under section 5 (1) of the *Children (Detention Centres) Act 1987*,

but does not include any police station or court cell complex in which a person is held in custody in accordance with any Act.

Council means the **Ku-ring-gai Council**.

crematorium means a building in which deceased persons or pets are cremated, whether or not it contains an associated building for conducting memorial services.

Crown reserve means:

- (a) a reserve within the meaning of Part 5 of the *Crown Lands Act 1989*, or
- (b) a common within the meaning of the *Commons Management Act 1989*, or
- (c) lands within the meaning of the *Trustees of Schools of Arts Enabling Act 1902*,

but does not include land that forms any part of a reserve under Part 5 of the *Crown Lands Act 1989* provided for accommodation.

curtilage, in relation to a heritage item or conservation area, means the area of land (including land covered by water) surrounding a heritage item, a heritage conservation area, or building, work or place within a heritage conservation area, that contributes to its heritage significance.

dairy (pasture-based) means a dairy that is conducted on a commercial basis where the only restriction facilities present are milking sheds and holding yards and where cattle are constrained for no more than 10 hours in any 24 hour period (excluding during any period of drought or similar emergency relief).

Note. Dairies (pasture-based) are a type of **extensive agriculture**—see the definition of that term in this Dictionary.

dairy (restricted) means a dairy that is conducted on a commercial basis where restriction facilities (in addition to milking sheds and holding yards) are present and where cattle have access to grazing for less than 10 hours in any 24 hour period (excluding during any period of drought or similar emergency relief). It may comprise the whole or part of a restriction facility.

Note. Dairies (restricted) are a type of **intensive livestock agriculture**—see the definition of that term in this Dictionary.

demolish, in relation to a heritage item or an Aboriginal object, or a building, work, relic or tree within a heritage conservation area, means wholly or partly destroy, dismantle or deface the heritage item, Aboriginal object or building, work, relic or tree.

depot means a building or place used for the storage (but not sale or hire) of plant, machinery or other goods (that support the operations of an existing undertaking) when not required for use, but does not include a farm building.

drainage means any activity that intentionally alters the hydrological regime of any locality by facilitating the removal of surface or ground water. It may include the construction, deepening, extending, opening, installation or laying of any canal, drain or pipe, either on the land or in such a manner as to encourage drainage of adjoining land.

dual occupancy means a dual occupancy (attached) or a dual occupancy (detached).

Note. Dual occupancies are a type of **residential accommodation**—see the definition of that term in this Dictionary.

dual occupancy (attached) means 2 dwellings on one lot of land that are attached to each other, but does not include a secondary dwelling.

Note. Dual occupancies (attached) are a type of **dual occupancy**—see the definition of that term in this Dictionary.

dual occupancy (detached) means 2 detached dwellings on one lot of land, but does not include a secondary dwelling.

Note. Dual occupancies (detached) are a type of **dual occupancy**—see the definition of that term in this Dictionary.

dwelling means a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile.

dwelling house means a building containing only one dwelling.

Note. Dwelling houses are a type of **residential accommodation**—see the definition of that term in this Dictionary.

earthworks means excavation or filling.

ecologically sustainable development has the same meaning as in the Act.

eco-tourist facility means a building or place that:

- (a) provides temporary or short-term accommodation to visitors on a commercial basis, and
- (b) is located in or adjacent to an area with special ecological or cultural features, and
- (c) is sensitively designed and located so as to minimise bulk, scale and overall physical footprint and any ecological or visual impact.

It may include facilities that are used to provide information or education to visitors and to exhibit or display items.

Note. See clause 5.13 for requirements in relation to the granting of development consent for eco-tourist facilities.

Eco-tourist facilities are not a type of **tourist and visitor accommodation**—see the definition of that term in this Dictionary.

educational establishment means a building or place used for education (including teaching), being:

- (a) a school, or
- (b) a tertiary institution, including a university or a TAFE establishment, that provides formal education and is constituted by or under an Act.

electricity generating works means a building or place used for the purpose of making or generating electricity.

emergency services facility means a building or place (including a helipad) used in connection with the provision of emergency services by an emergency services organisation.

emergency services organisation means any of the following:

- (a) Ambulance Service of New South Wales,
- (b) Fire and Rescue NSW,
- (c) NSW Rural Fire Service,
- (d) NSW Police Force,
- (e) State Emergency Service,
- (f) New South Wales Volunteer Rescue Association Incorporated,
- (g) New South Wales Mines Rescue Brigade established under the *Coal Industry Act 2001*,
- (h) an accredited rescue unit within the meaning of the *State Emergency and Rescue Management Act 1989*.

entertainment facility means a theatre, cinema, music hall, concert hall, dance hall and the like, but does not include a pub or registered club.

environmental facility means a building or place that provides for the recreational use or scientific study of natural systems, and includes walking tracks, seating, shelters, board walks, observation decks, bird hides or the like, and associated display structures.

environmental protection works means works associated with the rehabilitation of land towards its natural state or any work to protect land from environmental degradation, and includes bush regeneration works, wetland protection works, erosion protection works, dune restoration works and the like, but does not include

coastal protection works.

estuary has the same meaning as in the *Water Management Act 2000*.

Note. The term is defined as follows:

estuary means:

- (a) any part of a river whose level is periodically or intermittently affected by coastal tides, or
- (b) any lake or other partially enclosed body of water that is periodically or intermittently open to the sea, or
- (c) anything declared by the regulations (under the *Water Management Act 2000*) to be an estuary,

but does not include anything declared by the regulations (under the *Water Management Act 2000*) not to be an estuary.

excavation means the removal of soil or rock, whether moved to another part of the same site or to another site, but does not include garden landscaping that does not significantly alter the shape, natural form or drainage of the land.

exhibition home means a dwelling built for the purposes of the public exhibition and marketing of new dwellings, whether or not it is intended to be sold as a private dwelling after its use for those purposes is completed, and includes any associated sales or home finance office or place used for displays.

exhibition village means 2 or more exhibition homes and associated buildings and places used for house and land sales, site offices, advisory services, car parking, food and drink sales and other associated purposes.

extensive agriculture means any of the following:

- (a) the production of crops or fodder (including irrigated pasture and fodder crops) for commercial purposes,
- (b) the grazing of livestock for commercial purposes,
- (c) bee keeping,
- (d) a dairy (pasture-based).

Note. Extensive agriculture is a type of **agriculture**—see the definition of that term in this Dictionary.

extractive industry means the winning or removal of extractive materials (otherwise than from a mine) by methods such as excavating, dredging, tunnelling or quarrying, including the storing, stockpiling or processing of extractive materials by methods such as recycling, washing, crushing, sawing or separating, but does not include turf farming.

Note. Extractive industries are not a type of **industry**—see the definition of that term in this Dictionary.

extractive material means sand, soil, gravel, rock or similar substances that are not minerals within the meaning of the *Mining Act 1992*.

farm building means a structure the use of which is ancillary to an agricultural use of the landholding on which it is situated and includes a hay shed, stock holding yard, machinery shed, shearing shed, silo, storage tank, outbuilding or the like, but does not include a dwelling.

farm stay accommodation means a building or place that provides temporary or short-term accommodation to paying guests on a working farm as a secondary business to primary production.

Note. See clause 5.4 for controls relating to the number of bedrooms.

Farm stay accommodation is a type of **tourist and visitor accommodation**—see the definition of that term in this Dictionary.

feedlot means a confined or restricted area that is operated on a commercial basis to rear and fatten cattle, sheep or other animals, fed (wholly or substantially) on prepared and manufactured feed, for the purpose of meat production or fibre

products, but does not include a poultry farm, dairy or piggery.

Note. Feedlots are a type of *intensive livestock agriculture*—see the definition of that term in this Dictionary.

fill means the depositing of soil, rock or other similar extractive material obtained from the same or another site, but does not include:

- (a) the depositing of topsoil or feature rock imported to the site that is intended for use in garden landscaping, turf or garden bed establishment or top dressing of lawns and that does not significantly alter the shape, natural form or drainage of the land, or
- (b) the use of land as a waste disposal facility.

filming means recording images (whether on film or video tape or electronically or by other means) for exhibition or broadcast (such as by cinema, television or the internet or by other means), but does not include:

- (a) still photography, or
- (b) recording images of a wedding ceremony or other private celebration or event principally for the purpose of making a record for the participants in the ceremony, celebration or event, or
- (c) recording images as a visitor or tourist for non-commercial purposes, or
- (d) recording for the immediate purposes of a television program that provides information by way of current affairs or daily news.

fish has the same meaning as in the *Fisheries Management Act 1994*.

Note. The term is defined as follows:

Definition of “fish”

- (1) **Fish** means marine, estuarine or freshwater fish or other aquatic animal life at any stage of their life history (whether alive or dead).
- (2) **Fish** includes:
 - (a) oysters and other aquatic molluscs, and
 - (b) crustaceans, and
 - (c) echinoderms, and
 - (d) beachworms and other aquatic polychaetes.
- (3) **Fish** also includes any part of a fish.
- (4) However, **fish** does not include whales, mammals, reptiles, birds, amphibians or other things excluded from the definition by the regulations under the *Fisheries Management Act 1994*.

flood mitigation work means work designed and constructed for the express purpose of mitigating flood impacts. It involves changing the characteristics of flood behaviour to alter the level, location, volume, speed or timing of flood waters to mitigate flood impacts. Types of works may include excavation, construction or enlargement of any fill, wall, or levee that will alter riverine flood behaviour, local overland flooding, or tidal action so as to mitigate flood impacts.

floor space ratio—see clause 4.5.

Floor Space Ratio Map means the **Ku-ring-gai Local Environmental Plan (Local Centres) 2012** Floor Space Ratio Map.

food and drink premises means premises that are used for the preparation and retail sale of food or drink (or both) for immediate consumption on or off the premises, and includes any of the following:

- (a) a restaurant or cafe,
- (b) take away food and drink premises,
- (c) a pub.

Note. Food and drink premises are a type of *retail premises*—see the definition of that term

in this Dictionary.

forestry has the same meaning as **forestry operations** in the *Forestry and National Park Estate Act 1998*.

Note. The term is defined as follows:

forestry operations means:

- (a) logging operations, namely, the cutting and removal of timber from land for the purpose of timber production, or
- (b) forest products operations, namely, the harvesting of products of trees, shrubs and other vegetation (other than timber) that are of economic value, or
- (c) on-going forest management operations, namely, activities relating to the management of land for timber production such as thinning, bush fire hazard reduction, bee-keeping, grazing and other silvicultural activities, or
- (d) ancillary road construction, namely, the provision of roads and fire trails, and the maintenance of existing railways, to enable or assist in the above operations.

freight transport facility means a facility used principally for the bulk handling of goods for transport by road, rail, air or sea, including any facility for the loading and unloading of vehicles, aircraft, vessels or containers used to transport those goods and for the parking, holding, servicing or repair of those vehicles, aircraft or vessels or for the engines or carriages involved.

function centre means a building or place used for the holding of events, functions, conferences and the like, and includes convention centres, exhibition centres and reception centres, but does not include an entertainment facility.

funeral home means premises that are used to arrange, conduct and cater for funerals and memorial services, whether or not the premises include facilities for the short-term storage, dressing and viewing of bodies of deceased persons.

Note. Funeral homes are a type of **business premises**—see the definition of that term in this Dictionary.

garden centre means a building or place the principal purpose of which is the retail sale of plants and landscaping and gardening supplies and equipment. It may, if ancillary to the principal purpose for which the building or place is used, include a restaurant or cafe and the sale of any the following:

- (a) outdoor furniture and furnishings, barbecues, shading and awnings, pools, spas and associated supplies, and items associated with the construction and maintenance of outdoor areas,
- (b) pets and pet supplies,
- (c) fresh produce.

Note. Garden centres are a type of **retail premises**—see the definition of that term in this Dictionary.

general industry means a building or place (other than a heavy industry or light industry) that is used to carry out an industrial activity.

Note. General industries are a type of **industry**—see the definition of that term in this Dictionary.

gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes:

- (d) any area for common vertical circulation, such as lifts and stairs, and

- (e) any basement:
 - (i) storage, and
 - (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

ground level (existing) means the existing level of a site at any point.

ground level (finished) means, for any point on a site, the ground surface after completion of any earthworks (excluding any excavation for a basement, footings or the like) for which consent has been granted or that is exempt development.

ground level (mean) means, for any site on which a building is situated or proposed, one half of the sum of the highest and lowest levels at ground level (finished) of the outer surface of the external walls of the building.

group home means a permanent group home or a transitional group home.

Note. Group homes are a type of **residential accommodation**—see the definition of that term in this Dictionary.

group home (permanent) or **permanent group home** means a dwelling:

- (a) that is occupied by persons as a single household with or without paid supervision or care and whether or not those persons are related or payment for board and lodging is required, and
- (b) that is used to provide permanent household accommodation for people with a disability or people who are socially disadvantaged,

but does not include development to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies.

Note. Permanent group homes are a type of **group home**—see the definition of that term in this Dictionary.

group home (transitional) or **transitional group home** means a dwelling:

- (a) that is occupied by persons as a single household with or without paid supervision or care and whether or not those persons are related or payment for board and lodging is required, and
- (b) that is used to provide temporary accommodation for the relief or rehabilitation of people with a disability or for drug or alcohol rehabilitation purposes, or that is used to provide half-way accommodation for persons formerly living in institutions or temporary accommodation comprising refuges for men, women or young people,

but does not include development to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies.

Note. Transitional group homes are a type of **group home**—see the definition of that term in this Dictionary.

hardware and building supplies means a building or place the principal purpose of which is the sale or hire of goods or materials, such as household fixtures, timber, tools, paint, wallpaper, plumbing supplies and the like, that are used in the construction and maintenance of buildings and adjacent outdoor areas.

Note. Hardware and building supplies are a type of **retail premises**—see the definition of that term in this Dictionary.

hazardous industry means a building or place used to carry out an industrial activity that would, when carried out and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the activity from existing or likely future development on other land in the locality), pose a significant risk in the locality:

- (a) to human health, life or property, or
- (b) to the biophysical environment.

Note. Hazardous industries are a type of ***heavy industry***—see the definition of that term in this Dictionary.

hazardous storage establishment means a building or place that is used for the storage of goods, materials or products and that would, when in operation and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the building or place from existing or likely future development on other land in the locality), pose a significant risk in the locality:

- (a) to human health, life or property, or
- (b) to the biophysical environment.

Note. Hazardous storage establishments are a type of ***heavy industrial storage establishment***—see the definition of that term in this Dictionary.

headland includes a promontory extending from the general line of the coastline into a large body of water, such as a sea, coastal lake or bay.

health care professional means any person registered under an Act for the purpose of providing health care.

health consulting rooms means premises comprising one or more rooms within (or within the curtilage of) a dwelling house used by not more than 3 health care professionals at any one time.

Note. Health consulting rooms are a type of ***health services facility***—see the definition of that term in this Dictionary.

health services facility means a building or place used to provide medical or other services relating to the maintenance or improvement of the health, or the restoration to health, of persons or the prevention of disease in or treatment of injury to persons, and includes any of the following:

- (a) a medical centre,
- (b) community health service facilities,
- (c) health consulting rooms,
- (d) patient transport facilities, including helipads and ambulance facilities,
- (e) hospital.

heavy industrial storage establishment means a building or place used for the storage of goods, materials, plant or machinery for commercial purposes and that requires separation from other development because of the nature of the processes involved, or the goods, materials, plant or machinery stored, and includes any of the following:

- (a) a hazardous storage establishment,
- (b) a liquid fuel depot,
- (c) an offensive storage establishment.

heavy industry means a building or place used to carry out an industrial activity that requires separation from other development because of the nature of the processes involved, or the materials used, stored or produced, and includes:

- (a) hazardous industry, or

- (b) offensive industry.

It may also involve the use of a hazardous storage establishment or offensive storage establishment.

Note. Heavy industries are a type of *industry*—see the definition of that term in this Dictionary.

Height of Buildings Map means the [Ku-ring-gai Local Environment Plan \(Local Centres\) 2012](#) Height of Buildings Map.

helipad means a place not open to the public used for the taking off and landing of helicopters.

heliport means a place open to the public that is used for the taking off and landing of helicopters, whether or not it includes:

- (a) a terminal building, or
- (b) facilities for the parking, storage or repair of helicopters.

Note. Heliports are a type of *air transport facility*—see the definition of that term in this Dictionary.

heritage conservation area means an area of land of heritage significance:

- (a) shown on the Heritage Map as a heritage conservation area, and
- (b) the location and nature of which is described in Schedule 5,

and includes any heritage items situated on or within that area.

heritage conservation management plan means a document prepared in accordance with guidelines prepared by the Division of the Government Service responsible to the Minister administering the *Heritage Act 1977* that documents the heritage significance of an item, place or heritage conservation area and identifies conservation policies and management mechanisms that are appropriate to enable that significance to be retained.

heritage impact statement means a document consisting of:

- (a) a statement demonstrating the heritage significance of a heritage item or heritage conservation area, and
- (b) an assessment of the impact that proposed development will have on that significance, and
- (c) proposals for measures to minimise that impact.

heritage item means a building, work, place, relic, tree, object or archaeological site the location and nature of which is described in Schedule 5.

Note. An inventory of heritage items is also available at the office of the Council.

Direction. [Heritage items must be shown on the Heritage Map.](#)

heritage management document means:

- (a) a heritage conservation management plan, or
- (b) a heritage impact statement, or
- (c) any other document that provides guidelines for the ongoing management and conservation of a heritage item, Aboriginal object, Aboriginal place of heritage significance or heritage conservation area.

Heritage Map means the [Ku-ring-gai Local Environment Plan \(Local Centres\) 2012](#) Heritage Map.

heritage significance means historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value.

high technology industry means a building or place predominantly used to carry out an industrial activity that involves any of the following:

- (a) electronic or micro-electronic systems, goods or components,

- (b) information technology (such as computer software or hardware),
- (c) instrumentation or instruments of a scientific, industrial, technological, medical or similar nature,
- (d) biological, pharmaceutical, medical or paramedical systems, goods or components,
- (e) film, television or multi-media technologies, including any post production systems, goods or components,
- (f) telecommunications systems, goods or components,
- (g) sustainable energy technologies,
- (h) any other goods, systems or components intended for use in a science or technology related field,

but does not include a building or place used to carry out an industrial activity that presents a hazard or potential hazard to the neighbourhood or that, because of the scale and nature of the processes involved, interferes with the amenity of the neighbourhood.

Note. High technology industries are a type of *light industry*—see the definition of that term in this Dictionary.

highway service centre means a building or place used to provide refreshments and vehicle services to highway users. It may include any one or more of the following:

- (a) a restaurant or cafe,
- (b) take away food and drink premises,
- (c) service stations and facilities for emergency vehicle towing and repairs,
- (d) parking for vehicles,
- (e) rest areas and public amenities.

home-based child care means a dwelling used by a resident of the dwelling for the supervision and care of one or more children and that satisfies the following conditions:

- (a) the service is licensed within the meaning of the *Children and Young Persons (Care and Protection) Act 1998*,
- (b) the number of children (including children related to the carer or licensee) does not at any one time exceed 7 children under the age of 12 years, including no more than 5 who do not ordinarily attend school.

home business means a business that is carried on in a dwelling, or in a building ancillary to a dwelling, by one or more permanent residents of the dwelling and that does not involve:

- (a) the employment of more than 2 persons other than those residents, or
- (b) interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise, or
- (c) the exposure to view, from any adjacent premises or from any public place, of any unsightly matter, or
- (d) the exhibition of any signage (other than a business identification sign), or
- (e) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail, except for goods produced at the dwelling or building,

but does not include bed and breakfast accommodation, home occupation (sex services) or sex services premises.

Note. See clause 5.4 for controls relating to the floor area used for a home business.

home industry means a dwelling (or a building ancillary to a dwelling) used by one

or more permanent residents of the dwelling to carry out an industrial activity that does not involve any of the following:

- (a) the employment of more than 2 persons other than those residents,
- (b) interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise,
- (c) the exposure to view, from any adjacent premises or from any public place, of any unsightly matter,
- (d) the exhibition of any signage (other than a business identification sign),
- (e) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail, except for goods produced at the dwelling or building,

but does not include bed and breakfast accommodation or sex services premises.

Note. See clause 5.4 for controls relating to the floor area used for a home industry.

Home industries are a type of **light industry**—see the definition of that term in this Dictionary.

home occupation means an occupation that is carried on in a dwelling, or in a building ancillary to a dwelling, by one or more permanent residents of the dwelling and that does not involve:

- (a) the employment of persons other than those residents, or
- (b) interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise, or
- (c) the display of goods, whether in a window or otherwise, or
- (d) the exhibition of any signage (other than a business identification sign), or
- (e) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail,

but does not include bed and breakfast accommodation, home occupation (sex services) or sex services premises.

home occupation (sex services) means the provision of sex services in a dwelling that is a brothel, or in a building that is a brothel and is ancillary to such a dwelling, by no more than 2 permanent residents of the dwelling and that does not involve:

- (a) the employment of persons other than those residents, or
- (b) interference with the amenity of the neighbourhood by reason of the emission of noise, traffic generation or otherwise, or
- (c) the exhibition of any signage, or
- (d) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail,

but does not include a home business or sex services premises.

horticulture means the cultivation of fruits, vegetables, mushrooms, nuts, cut flowers and foliage and nursery products for commercial purposes, but does not include a plant nursery, turf farming or viticulture.

Note. Horticulture is a type of **intensive plant agriculture**—see the definition of that term in this Dictionary.

hospital means a building or place used for the purpose of providing professional health care services (such as preventative or convalescent care, diagnosis, medical or surgical treatment, psychiatric care or care for people with disabilities, or counselling services provided by health care professionals) to people admitted as in-patients (whether or not out-patients are also cared for or treated there), and includes ancillary facilities for (or that consist of) any of the following:

- (a) day surgery, day procedures or health consulting rooms,
- (b) accommodation for nurses or other health care workers,
- (c) accommodation for persons receiving health care or for their visitors,
- (d) shops, kiosks, restaurants or cafes or take-away food and drink premises,
- (e) patient transport facilities, including helipads, ambulance facilities and car parking,
- (f) educational purposes or any other health-related use,
- (g) research purposes (whether or not carried out by hospital staff or health care workers or for commercial purposes),
- (h) chapels,
- (i) hospices,
- (j) mortuaries.

Note. Hospitals are a type of **health services facility**—see the definition of that term in this Dictionary.

hostel means premises that are generally staffed by social workers or support providers and at which:

- (a) residential accommodation is provided in dormitories, or on a single or shared basis, or by a combination of them, and
- (b) cooking, dining, laundering, cleaning and other facilities are provided on a shared basis.

Note. Hostels are a type of **residential accommodation**—see the definition of that term in this Dictionary.

hotel or motel accommodation means a building or place (whether or not licensed premises under the *Liquor Act 2007*) that provides temporary or short-term accommodation on a commercial basis and that:

- (a) comprises rooms or self-contained suites, and
- (b) may provide meals to guests or the general public and facilities for the parking of guests' vehicles,

but does not include backpackers' accommodation, a boarding house, bed and breakfast accommodation or farm stay accommodation.

Note. Hotel or motel accommodation is a type of **tourist and visitor accommodation**—see the definition of that term in this Dictionary.

industrial activity means the manufacturing, production, assembling, altering, formulating, repairing, renovating, ornamenting, finishing, cleaning, washing, dismantling, transforming, processing, recycling, adapting or servicing of, or the research and development of, any goods, substances, food, products or articles for commercial purposes, and includes any storage or transportation associated with any such activity.

industrial retail outlet means a building or place that:

- (a) is used in conjunction with an industry or rural industry, and
- (b) is situated on the land on which the industry or rural industry is located, and
- (c) is used for the display or sale (whether by retail or wholesale) of only those goods that have been manufactured on the land on which the industry or rural industry is located,

but does not include a warehouse or distribution centre.

Note. See clause 5.4 for controls relating to the retail floor area of an industrial retail outlet.

industrial training facility means a building or place used in connection with vocational training in an activity (such as forklift or truck driving, welding or

carpentry) that is associated with an industry, rural industry, extractive industry or mining, but does not include an educational establishment, business premises or retail premises.

industry means any of the following:

- (a) general industry,
- (b) heavy industry,
- (c) light industry,

but does not include:

- (d) rural industry, or
- (e) extractive industry, or
- (f) mining.

information and education facility means a building or place used for providing information or education to visitors, and the exhibition or display of items, and includes an art gallery, museum, library, visitor information centre and the like.

intensive livestock agriculture means the keeping or breeding, for commercial purposes, of cattle, poultry, pigs, goats, horses or other livestock that are fed wholly or substantially on externally-sourced feed, and includes any of the following:

- (a) dairies (restricted),
- (b) feedlots,
- (c) piggeries,
- (d) poultry farms,

but does not include extensive agriculture, aquaculture or the operation of facilities for drought or similar emergency relief.

Note. Intensive livestock agriculture is a type of **agriculture**—see the definition of that term in this Dictionary.

intensive plant agriculture means any of the following:

- (a) the cultivation of irrigated crops for commercial purposes (other than irrigated pasture or fodder crops),
- (b) horticulture,
- (c) turf farming,
- (d) viticulture.

Note. Intensive plant agriculture is a type of **agriculture**—see the definition of that term in this Dictionary.

jetty means a horizontal decked walkway providing access from the shore to the waterway and is generally constructed on a piered or piled foundation.

kiosk means premises that are used for the purposes of selling food, light refreshments and other small convenience items such as newspapers, films and the like.

Note. See clause 5.4 for controls relating to the gross floor area of a kiosk.

Kiosks are a type of **retail premises**—see the definition of that term in this Dictionary.

Land Application Map means the **Ku-ring-gai Local Environment Plan (Local Centres) 2012** Land Application Map.

Land Reservation Acquisition Map means the **Ku-ring-gai Local Environment Plan (Local Centres) 2012** Land Reservation Acquisition Map.

Land Zoning Map means the **Ku-ring-gai Local Environment Plan (Local Centres) 2012** Land Zoning Map.

landscaped area means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.

landscaping material supplies means a building or place used for the storage and sale of landscaping supplies such as soil, gravel, potting mix, mulch, sand, railway sleepers, screenings, rock and the like.

Note. Landscaping material supplies are a type of **retail premises**—see the definition of that term in this Dictionary.

light industry means a building or place used to carry out an industrial activity that does not interfere with the amenity of the neighbourhood by reason of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or otherwise, and includes any of the following:

- (a) high technology industry,
- (b) home industry.

Note. Light industries are a type of **industry**—see the definition of that term in this Dictionary.

liquid fuel depot means premises used for the bulk storage of petrol, oil, petroleum or other inflammable liquid for wholesale distribution and at which no retail trade is conducted.

Note. Liquid fuel depots are a type of **heavy industrial storage establishment**—see the definition of that term in this Dictionary.

livestock processing industry means a building or place used for the commercial production of products derived from the slaughter of animals (including poultry) or the processing of skins or wool of animals, derived principally from surrounding districts, and includes abattoirs, knackereries, tanneries, woolscours and rendering plants.

Note. Livestock processing industries are a type of **rural industry**—see the definition of that term in this Dictionary.

Lot Size Map means the **Ku-ring-gai Local Environment Plan (Local Centres) 2012** Lot Size Map.

maintenance, in relation to a heritage item, Aboriginal object or Aboriginal place of heritage significance, or a building, work, archaeological site, tree or place within a heritage conservation area, means ongoing protective care, but does not include the removal or disturbance of existing fabric, alterations (such as carrying out extensions or additions) or the introduction of new materials or technology.

marina means a permanent boat storage facility (whether located wholly on land, wholly on a waterway or partly on land and partly on a waterway), and includes any of the following associated facilities:

- (a) any facility for the construction, repair, maintenance, storage, sale or hire of boats,
- (b) any facility for providing fuelling, sewage pump-out or other services for boats,
- (c) any facility for launching or landing boats, such as slipways or hoists,
- (d) any car parking or commercial, tourist or recreational or club facility that is ancillary to the boat storage facility,
- (e) any berthing or mooring facilities.

market means an open-air area, or an existing building, that is used for the purpose of selling, exposing or offering goods, merchandise or materials for sale by independent stall holders, and includes temporary structures and existing permanent structures used for that purpose on an intermittent or occasional basis.

Note. Markets are a type of **retail premises**—see the definition of that term in this Dictionary.

mean high water mark means the position where the plane of the mean high water level of all ordinary local high tides intersects the foreshore, being 1.44m above the zero of Fort Denison Tide Gauge and 0.515m Australian Height Datum.

medical centre means premises that are used for the purpose of providing health

services (including preventative care, diagnosis, medical or surgical treatment, counselling or alternative therapies) to out-patients only, where such services are principally provided by health care professionals. It may include the ancillary provision of other health services.

Note. Medical centres are a type of **health services facility**—see the definition of that term in this Dictionary.

mezzanine means an intermediate floor within a room.

mine means any place (including any excavation) where an operation is carried on for mining of any mineral by any method and any place on which any mining related work is carried out, but does not include a place used only for extractive industry.

mine subsidence district means a mine subsidence district proclaimed under section 15 of the *Mine Subsidence Compensation Act 1961*.

mining means mining carried out under the *Mining Act 1992* or the recovery of minerals under the *Offshore Minerals Act 1999*, and includes:

- (a) the construction, operation and decommissioning of associated works, and
- (b) the rehabilitation of land affected by mining.

Note. Mining is not a type of **industry**—see the definition of that term in this Dictionary.

mixed use development means a building or place comprising 2 or more different land uses.

mooring means a detached or freestanding apparatus located on or in a waterway and that is capable of securing a vessel, but does not include a mooring pen.

mooring pen means an arrangement of freestanding piles or other restraining devices designed or used for the purpose of berthing a vessel.

mortuary means premises that are used, or intended to be used, for the receiving, preparation, embalming and storage of bodies of deceased persons pending their interment or cremation.

moveable dwelling has the same meaning as in the *Local Government Act 1993*.

Note. The term is defined as follows:

moveable dwelling means:

- (a) any tent, or any caravan or other van or other portable device (whether on wheels or not), used for human habitation, or
- (b) a manufactured home, or
- (c) any conveyance, structure or thing of a class or description prescribed by the regulations (under the *Local Government Act 1993*) for the purposes of this definition.

multi dwelling housing means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

Note. Multi dwelling housing is a type of **residential accommodation**—see the definition of that term in this Dictionary.

native fauna means any animal-life that is indigenous to New South Wales or is known to periodically or occasionally migrate to New South Wales, whether vertebrate (including fish) or invertebrate and in any stage of biological development, but does not include humans.

native flora means any plant-life that is indigenous to New South Wales, whether vascular or non-vascular and in any stage of biological development, and includes fungi and lichens, and marine vegetation within the meaning of Part 7A of the *Fisheries Management Act 1994*.

native vegetation has the same meaning as in the *Native Vegetation Act 2003*.

Note. The term is defined as follows:

Meaning of “native vegetation”

- (1) **Native vegetation** means any of the following types of indigenous vegetation:

- (a) trees (including any sapling or shrub, or any scrub),
 - (b) understorey plants,
 - (c) groundcover (being any type of herbaceous vegetation),
 - (d) plants occurring in a wetland.
- (2) Vegetation is **indigenous** if it is of a species of vegetation, or if it comprises species of vegetation, that existed in the State before European settlement.
- (3) **Native vegetation** does not include any mangroves, seagrasses or any other type of marine vegetation to which section 205 of the *Fisheries Management Act 1994* applies.

navigable waterway means any waterway that is from time to time capable of navigation and is open to or used by the public for navigation, but does not include flood waters that have temporarily flowed over the established bank of a watercourse.

neighbourhood shop means premises used for the purposes of selling general merchandise such as foodstuffs, personal care products, newspapers and the like to provide for the day-to-day needs of people who live or work in the local area, and may include ancillary services such as a post office, bank or dry cleaning, but does not include restricted premises.

Note. See clause 5.4 for controls relating to the retail floor area of neighbourhood shops.

Neighbourhood shops are a type of **shop**—see the definition of that term in this Dictionary.

nominated State heritage item means a heritage item that:

- (a) has been identified as an item of State significance in a publicly exhibited heritage study adopted by the Council, and
- (b) the Council has, by notice in writing to the Heritage Council, nominated as an item of potential State significance.

non-potable water means water that does not meet the standards or values for drinking water recommended from time to time by the National Health and Medical Research Council.

NSW Coastal Policy means the publication titled *NSW Coastal Policy 1997: A Sustainable Future for the New South Wales Coast*, published by the Government.

offensive industry means a building or place used to carry out an industrial activity that would, when carried out and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the activity from existing or likely future development on other land in the locality), emit a polluting discharge (including, for example, noise) in a manner that would have a significant adverse impact in the locality or on existing or likely future development on other land in the locality.

Note. Offensive industries are a type of **heavy industry**—see the definition of that term in this Dictionary.

offensive storage establishment means a building or place that is used for the storage of goods, materials or products and that would, when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the building or place from existing or likely future development on other land in the locality), emit a polluting discharge (including, for example, noise) in a manner that would have a significant adverse impact in the locality or on existing or likely future development on other land in the locality.

Note. Offensive storage establishments are a type of **heavy industrial storage establishment**—see the definition of that term in this Dictionary.

office premises means a building or place used for the purpose of administrative, clerical, technical, professional or similar activities that do not include dealing with members of the public at the building or place on a direct and regular basis, except where such dealing is a minor activity (by appointment) that is ancillary to the main purpose for which the building or place is used.

Note. Office premises are a type of **commercial premises**—see the definition of that term in

this Dictionary.

open cut mining means mining carried out on, and by excavating, the earth's surface, but does not include underground mining.

operational land has the same meaning as in the *Local Government Act 1993*.

parking space means a space dedicated for the parking of a motor vehicle, including any manoeuvring space and access to it, but does not include a car park.

passenger transport facility means a building or place used for the assembly or dispersal of passengers by any form of transport, including facilities required for parking, manoeuvring, storage or routine servicing of any vehicle that uses the building or place.

place of public worship means a building or place used for the purpose of religious worship by a congregation or religious group, whether or not the building or place is also used for counselling, social events, instruction or religious training.

plant nursery means a building or place the principal purpose of which is the retail sale of plants that are grown or propagated on site or on an adjacent site. It may include the on-site sale of any such plants by wholesale and, if ancillary to the principal purpose for which the building or place is used, the sale of landscape and gardening supplies and equipment and the storage of these items.

Note. Plant nurseries are a type of **retail premises**—see the definition of that term in this Dictionary.

port facilities means any of the following facilities at or in the vicinity of a designated port within the meaning of section 47 of the *Ports and Maritime Administration Act 1995*:

- (a) facilities for the embarkation or disembarkation of passengers onto or from any vessels, including public ferry wharves,
- (b) facilities for the loading or unloading of freight onto or from vessels and associated receipt, land transport and storage facilities,
- (c) wharves for commercial fishing operations,
- (d) refuelling, launching, berthing, mooring, storage or maintenance facilities for any vessel,
- (e) sea walls or training walls,
- (f) administration buildings, communication, security and power supply facilities, roads, rail lines, pipelines, fencing, lighting or car parks.

potable water means water that meets the standards or values for drinking water recommended from time to time by the National Health and Medical Research Council.

private open space means an area external to a building (including an area of land, terrace, balcony or deck) that is used for private outdoor purposes ancillary to the use of the building.

property vegetation plan has the same meaning as in the *Native Vegetation Act 2003*.

Note. The term is defined as follows:

property vegetation plan means a property vegetation plan that has been approved under Part 4 of the *Native Vegetation Act 2003*.

pub means licensed premises under the *Liquor Act 2007* the principal purpose of which is the retail sale of liquor for consumption on the premises, whether or not the premises include hotel or motel accommodation and whether or not food is sold or entertainment is provided on the premises.

Note. Pubs are a type of **food and drink premises**—see the definition of that term in this Dictionary.

public administration building means a building used as offices or for administrative or other like purposes by the Crown, a statutory body, a council or an

organisation established for public purposes, and includes a courthouse or a police station.

public authority has the same meaning as in the Act.

public land has the same meaning as in the *Local Government Act 1993*.

Note. The term is defined as follows:

public land means any land (including a public reserve) vested in or under the control of the council, but does not include:

- (a) a public road, or
- (b) land to which the *Crown Lands Act 1989* applies, or
- (c) a common, or
- (d) land subject to the *Trustees of Schools of Arts Enabling Act 1902*, or
- (e) a regional park under the *National Parks and Wildlife Act 1974*.

public reserve has the same meaning as in the *Local Government Act 1993*.

public utility undertaking means any of the following undertakings carried on or permitted to be carried on by or by authority of any Government Department or under the authority of or in pursuance of any Commonwealth or State Act:

- (a) railway, road transport, water transport, air transport, wharf or river undertakings,
- (b) undertakings for the supply of water, hydraulic power, electricity or gas or the provision of sewerage or drainage services,

and a reference to a person carrying on a public utility undertaking includes a reference to a council, electricity supply authority, Government Department, corporation, firm or authority carrying on the undertaking.

rainwater tank means a tank designed for the storage of rainwater gathered on the land on which the tank is situated.

recreation area means a place used for outdoor recreation that is normally open to the public, and includes:

- (a) a children's playground, or
- (b) an area used for community sporting activities, or
- (c) a public park, reserve or garden or the like,

and any ancillary buildings, but does not include a recreation facility (indoor), recreation facility (major) or recreation facility (outdoor).

recreation facility (indoor) means a building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club.

recreation facility (major) means a building or place used for large-scale sporting or recreation activities that are attended by large numbers of people whether regularly or periodically, and includes theme parks, sports stadiums, showgrounds, racecourses and motor racing tracks.

recreation facility (outdoor) means a building or place (other than a recreation area) used predominantly for outdoor recreation, whether or not operated for the purposes of gain, including a golf course, golf driving range, mini-golf centre, tennis court, paint-ball centre, lawn bowling green, outdoor swimming pool, equestrian centre, skate board ramp, go-kart track, rifle range, water-ski centre or any other building or place of a like character used for outdoor recreation (including any ancillary buildings), but does not include an entertainment facility or a recreation facility (major).

Reduced Level (RL) means height above the Australian Height Datum, being the datum surface approximating mean sea level that was adopted by the National Mapping Council of Australia in May 1971.

registered club means a club that holds a club licence under the *Liquor Act 2007*.

relic has the same meaning as in the *Heritage Act 1977*.

Note. The term is defined as follows:

relic means any deposit, artefact, object or material evidence that:

- (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and
- (b) is of State or local heritage significance.

research station means a building or place operated by a public authority for the principal purpose of agricultural, environmental, fisheries, forestry, minerals or soil conservation research, and includes any associated facility for education, training, administration or accommodation.

residential accommodation means a building or place used predominantly as a place of residence, and includes any of the following:

- (a) attached dwellings,
- (b) boarding houses,
- (c) dual occupancies,
- (d) dwelling houses,
- (e) group homes,
- (f) hostels,
- (g) multi dwelling housing,
- (h) residential flat buildings,
- (i) rural workers' dwellings,
- (j) secondary dwellings,
- (k) semi-detached dwellings,
- (l) seniors housing,
- (m) shop top housing,

but does not include tourist and visitor accommodation or caravan parks.

residential care facility means accommodation for seniors or people with a disability that includes:

- (a) meals and cleaning services, and
- (b) personal care or nursing care, or both, and
- (c) appropriate staffing, furniture, furnishings and equipment for the provision of that accommodation and care,

but does not include a dwelling, hostel, hospital or psychiatric facility.

Note. Residential care facilities are a type of **seniors housing**—see the definition of that term in this Dictionary.

residential flat building means a building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing.

Note. Residential flat buildings are a type of **residential accommodation**— see the definition of that term in this Dictionary.

resource recovery facility means a building or place used for the recovery of resources from waste, including works or activities such as separating and sorting, processing or treating the waste, composting, temporary storage, transfer or sale of recovered resources, energy generation from gases and water treatment, but not including re-manufacture or disposal of the material by landfill or incineration.

Note. Resource recovery facilities are a type of **waste or resource management facility**—see the definition of that term in this Dictionary.

respite day care centre means a building or place that is used for the care of seniors or people who have a disability and that does not provide overnight accommodation for people other than those related to the owner or operator of the centre.

restaurant or cafe means a building or place the principal purpose of which is the preparation and serving, on a retail basis, of food and drink to people for consumption on the premises, whether or not liquor, takeaway meals and drinks or entertainment are also provided.

Note. Restaurants or cafes are a type of **food and drink premises**—see the definition of that term in this Dictionary.

restricted premises means premises that, due to their nature, restrict access to patrons or customers over 18 years of age, and includes sex shops and similar premises, but does not include a pub, hotel or motel accommodation, home occupation (sex services) or sex services premises.

restriction facilities means facilities where animals are constrained for management purposes, including milking sheds, pads, feed stalls, holding yards and paddocks where the number of livestock exceeds the ability of vegetation to recover from the effects of grazing in a normal growing season, but does not include facilities for drought or similar emergency relief.

retail premises means a building or place used for the purpose of selling items by retail, or hiring or displaying items for the purpose of selling them or hiring them out, whether the items are goods or materials (or whether also sold by wholesale), and includes any of the following:

- (a) bulky goods premises,
- (b) cellar door premises,
- (c) food and drink premises,
- (d) garden centres,
- (e) hardware and building supplies,
- (f) kiosks,
- (g) landscaping material supplies,
- (h) markets,
- (i) plant nurseries,
- (j) roadside stalls,
- (k) rural supplies,
- (l) shops,
- (m) timber yards,
- (n) vehicle sales or hire premises,

but does not include highway service centres, service stations, industrial retail outlets or restricted premises.

Note. Retail premises are a type of **commercial premises**—see the definition of that term in this Dictionary.

road means a public road or a private road within the meaning of the *Roads Act 1993*, and includes a classified road.

roadside stall means a place or temporary structure used for the retail sale of agricultural produce or hand crafted goods (or both) produced from the property on which the stall is situated or from an adjacent property.

Note. See clause 5.4 for controls relating to the gross floor area of roadside stalls.

Roadside stalls are a type of **retail premises**—see the definition of that term in this Dictionary.

rural industry means the handling, treating, production, processing, storage or packing of animal or plant agricultural products for commercial purposes, and includes any of the following:

- (a) agricultural produce industries,
- (b) livestock processing industries,
- (c) composting facilities and works (including the production of mushroom substrate),
- (d) sawmill or log processing works,
- (e) stock and sale yards,
- (f) the regular servicing or repairing of plant or equipment used for the purposes of a rural enterprise.

Note. Rural industries are not a type of **industry**—see the definition of that term in this Dictionary.

rural supplies means a building or place used for the display, sale or hire of stockfeeds, grains, seed, fertilizers, veterinary supplies and other goods or materials used in farming and primary industry production.

Note. Rural supplies are a type of **retail premises**—see the definition of that term in this Dictionary.

rural worker's dwelling means a building or place that is additional to a dwelling house on the same lot and that is used predominantly as a place of residence by persons employed, whether on a long-term or short-term basis, for the purpose of agriculture or a rural industry on that land.

Note. Rural workers' dwellings are a type of **residential accommodation**—see the definition of that term in this Dictionary.

sawmill or log processing works means a building or place used for handling, cutting, chipping, pulping or otherwise processing logs, baulks, branches or stumps, principally derived from surrounding districts, into timber or other products derived from wood.

Note. Sawmill or log processing works are a type of **rural industry**—see the definition of that term in this Dictionary.

school means a government school or non-government school within the meaning of the *Education Act 1990*.

Note. Schools are a type of **educational establishment**—see the definition of that term in this Dictionary.

secondary dwelling means a self-contained dwelling that:

- (a) is established in conjunction with another dwelling (the **principal dwelling**), and
- (b) is on the same lot of land as the principal dwelling, and
- (c) is located within, or is attached to, or is separate from, the principal dwelling.

Note. See clause 5.4 for controls relating to the total floor area of secondary dwellings.

Secondary dwellings are a type of **residential accommodation**—see the definition of that term in this Dictionary.

self-storage units means premises that consist of individual enclosed compartments for storing goods or materials (other than hazardous or offensive goods or materials).

Note. Self-storage units are a type of **storage premises**—see the definition of that term in this Dictionary.

semi-detached dwelling means a dwelling that is on its own lot of land and is attached to only one other dwelling.

Note. Semi-detached dwellings are a type of **residential accommodation**—see the definition of that term in this Dictionary.

seniors housing means a building or place that is:

- (a) a residential care facility, or
- (b) a hostel within the meaning of clause 12 of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*, or
- (c) a group of self-contained dwellings, or
- (d) a combination of any of the buildings or places referred to in paragraphs (a)–(c),

and that is, or is intended to be, used permanently for:

- (e) seniors or people who have a disability, or
- (f) people who live in the same household with seniors or people who have a disability, or
- (g) staff employed to assist in the administration of the building or place or in the provision of services to persons living in the building or place,

but does not include a hospital.

Note. Seniors housing is a type of **residential accommodation**—see the definition of that term in this Dictionary.

service station means a building or place used for the sale by retail of fuels and lubricants for motor vehicles, whether or not the building or place is also used for any one or more of the following:

- (a) the ancillary sale by retail of spare parts and accessories for motor vehicles,
- (b) the cleaning of motor vehicles,
- (c) installation of accessories,
- (d) inspecting, repairing and servicing of motor vehicles (other than body building, panel beating, spray painting, or chassis restoration),
- (e) the ancillary retail selling or hiring of general merchandise or services or both.

serviced apartment means a building (or part of a building) providing self-contained accommodation to tourists or visitors on a commercial basis and that is regularly serviced or cleaned by the owner or manager of the building or part of the building or the owner's or manager's agents.

Note. Serviced apartments are a type of **tourist and visitor accommodation**—see the definition of that term in this Dictionary.

sewage reticulation system means a building or place used for the collection and transfer of sewage to a sewage treatment plant or water recycling facility for treatment, or transfer of the treated waste for use or disposal, including associated:

- (a) pipelines and tunnels, and
- (b) pumping stations, and
- (c) dosing facilities, and
- (d) odour control works, and
- (e) sewage overflow structures, and
- (f) vent stacks.

Note. Sewage reticulation systems are a type of **sewerage system**—see the definition of that term in this Dictionary.

sewage treatment plant means a building or place used for the treatment and disposal of sewage, whether or not the facility supplies recycled water for use as an alternative water supply.

Note. Sewage treatment plants are a type of **sewerage system**—see the definition of that term in this Dictionary.

sewerage system means any of the following:

- (a) biosolids treatment facility,

- (b) sewage reticulation system,
- (c) sewage treatment plant,
- (d) water recycling facility,
- (e) a building or place or place that is a combination of any of the things referred to in paragraphs (a)–(d).

sex services means sexual acts or sexual services in exchange for payment.

sex services premises means a brothel, but does not include home occupation (sex services).

shop means premises that sell merchandise such as groceries, personal care products, clothing, music, homewares, stationery, electrical goods or the like or that hire any such merchandise, and includes a neighbourhood shop, but does not include food and drink premises or restricted premises.

Note. Shops are a type of **retail premises**—see the definition of that term in this Dictionary.

shop top housing means one or more dwellings located above ground floor retail premises or business premises.

Note. Shop top housing is a type of **residential accommodation**—see the definition of that term in this Dictionary.

signage means any sign, notice, device, representation or advertisement that advertises or promotes any goods, services or events and any structure or vessel that is principally designed for, or that is used for, the display of signage, and includes any of the following:

- (a) an advertising structure,
- (b) a building identification sign,
- (c) a business identification sign,

but does not include a traffic sign or traffic control facilities.

site area means the area of any land on which development is or is to be carried out. The land may include the whole or part of one lot, or more than one lot if they are contiguous to each other, but does not include the area of any land on which development is not permitted to be carried out under this Plan.

Note. The effect of this definition is varied by clause 4.5 for the purpose of the determination of permitted floor space area for proposed development.

site coverage means the proportion of a site area covered by buildings. However, the following are not included for the purpose of calculating site coverage:

- (a) any basement,
- (b) any part of an awning that is outside the outer walls of a building and that adjoins the street frontage or other site boundary,
- (c) any eaves,
- (d) unenclosed balconies, decks, pergolas and the like.

spa pool has the same meaning as in the *Swimming Pools Act 1992*.

Note. The term is defined to include any excavation, structure or vessel in the nature of a spa pool, flotation tank, tub or the like.

stock and sale yard means a building or place that is used on a commercial basis for the purpose of offering livestock or poultry for sale and that may be used for the short-term storage and watering of stock.

Note. Stock and sale yards are a type of **rural industry**—see the definition of that term in this Dictionary.

storage premises means a building or place used for the storage of goods, materials, plant or machinery for commercial purposes and where the storage is not ancillary to any industry, business premises or retail premises on the same parcel of land, and includes self-storage units, but does not include a heavy industrial storage

establishment or a warehouse or distribution centre.

storey means a space within a building that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but does not include:

- (a) a space that contains only a lift shaft, stairway or meter room, or
- (b) a mezzanine, or
- (c) an attic.

swimming pool has the same meaning as in the *Swimming Pools Act 1992*.

Note. The term is defined as follows:

swimming pool means an excavation, structure or vessel:

- (a) that is capable of being filled with water to a depth of 300 millimetres or more, and
- (b) that is solely or principally used, or that is designed, manufactured or adapted to be solely or principally used, for the purpose of swimming, wading, paddling or any other human aquatic activity,

and includes a spa pool, but does not include a spa bath, anything that is situated within a bathroom or anything declared by the regulations made under the *Swimming Pools Act 1992* not to be a swimming pool for the purposes of that Act.

take away food and drink premises means premises that are predominantly used for the preparation and retail sale of food or drink (or both) for immediate consumption away from the premises.

Note. Take away food and drink premises are a type of **food and drink premises**—see the definition of that term in this Dictionary.

telecommunications facility means:

- (a) any part of the infrastructure of a telecommunications network, or
- (b) any line, cable, optical fibre, fibre access node, interconnect point equipment, apparatus, tower, mast, antenna, dish, tunnel, duct, hole, pit, pole or other structure in connection with a telecommunications network, or
- (c) any other thing used in or in connection with a telecommunications network.

telecommunications network means a system, or series of systems, that carries, or is capable of carrying, communications by means of guided or unguided electromagnetic energy, or both.

temporary structure has the same meaning as in the Act.

Note. The term is defined as follows:

temporary structure includes a booth, tent or other temporary enclosure (whether or not part of the booth, tent or enclosure is permanent), and also includes a mobile structure.

the Act means the *Environmental Planning and Assessment Act 1979*.

timber yard means a building or place the principal purpose of which is the sale of sawn, dressed or treated timber, wood fibre boards or similar timber products. It may include the cutting of such timber, boards or products to order and the sale of hardware, paint, tools and materials used in conjunction with the use and treatment of timber.

Note. Timber yards are a type of **retail premises**—see the definition of that term in this Dictionary.

tourist and visitor accommodation means a building or place that provides temporary or short-term accommodation on a commercial basis, and includes any of the following:

- (a) backpackers' accommodation,
- (b) bed and breakfast accommodation,
- (c) farm stay accommodation,
- (d) hotel or motel accommodation,

(e) serviced apartments,
but does not include:

- (f) camping grounds, or
- (g) caravan parks, or
- (h) eco-tourist facilities.

transport depot means a building or place used for the parking or servicing of motor powered or motor drawn vehicles used in connection with a business, industry, shop or passenger or freight transport undertaking.

truck depot means a building or place used for the servicing and parking of trucks, earthmoving machinery and the like.

turf farming means the commercial cultivation of turf for sale and the removal of turf for that purpose.

Note. Turf farming is a type of **intensive plant agriculture**—see the definition of that term in this Dictionary.

underground mining means:

- (a) mining carried out beneath the earth's surface, including bord and pillar mining, longwall mining, top-level caving, sub-level caving and auger mining, and
- (b) shafts, drill holes, gas and water drainage works, surface rehabilitation works and access pits associated with that mining (whether carried out on or beneath the earth's surface),

but does not include open cut mining.

vehicle body repair workshop means a building or place used for the repair of vehicles or agricultural machinery, involving body building, panel building, panel beating, spray painting or chassis restoration.

vehicle repair station means a building or place used for the purpose of carrying out repairs to, or the selling and fitting of accessories to, vehicles or agricultural machinery, but does not include a vehicle body repair workshop or vehicle sales or hire premises.

vehicle sales or hire premises means a building or place used for the display, sale or hire of motor vehicles, caravans, boats, trailers, agricultural machinery and the like, whether or not accessories are sold or displayed there.

Note. Vehicle sales or hire premises are a type of **retail premises**—see the definition of that term in this Dictionary.

veterinary hospital means a building or place used for diagnosing or surgically or medically treating animals, whether or not animals are kept on the premises for the purpose of treatment.

viticulture means the cultivation of grapes for use in the commercial production of fresh or dried fruit or wine.

Note. Viticulture is a type of **intensive plant agriculture**—see the definition of that term in this Dictionary.

warehouse or distribution centre means a building or place used mainly or exclusively for storing or handling items (whether goods or materials) pending their sale, but from which no retail sales are made.

waste disposal facility means a building or place used for the disposal of waste by landfill, incineration or other means, including such works or activities as recycling, resource recovery and other resource management activities, energy generation from gases, leachate management, odour control and the winning of extractive material to generate a void for disposal of waste or to cover waste after its disposal.

Note. Waste disposal facilities are a type of **waste or resource management facility**—see the definition of that term in this Dictionary.

waste or resource management facility means any of the following:

- (a) a resource recovery facility,
- (b) a waste disposal facility,
- (c) a waste or resource transfer station,
- (d) a building or place that is a combination of any of the things referred to in paragraphs (a)–(c).

waste or resource transfer station means a building or place used for the collection and transfer of waste material or resources, including the receipt, sorting, compacting, temporary storage and distribution of waste or resources and the loading or unloading of waste or resources onto or from road or rail transport.

Note. Waste or resource transfer stations are a type of **waste or resource management facility**—see the definition of that term in this Dictionary.

water recreation structure means a structure used primarily for recreational purposes that has a direct structural connection between the shore and the waterway, and may include a pier, wharf, jetty or boat launching ramp.

water recycling facility means a building or place used for the treatment of sewage effluent, stormwater or waste water for use as an alternative supply to mains water, groundwater or river water (including, in particular, sewer mining works), whether the facility stands alone or is associated with other development, and includes associated:

- (a) retention structures, and
- (b) treatment works, and
- (c) irrigation schemes.

Note. Water recycling facilities are a type of **sewerage system**—see the definition of that term in this Dictionary.

water reticulation system means a building or place used for the transport of water, including pipes, tunnels, canals, pumping stations, related electricity infrastructure, dosing facilities and water supply reservoirs.

Note. Water reticulation systems are a type of **water supply system**—see the definition of that term in this Dictionary.

water storage facility means a dam, weir or reservoir for the collection and storage of water, and includes associated monitoring or gauging equipment.

Note. Water storage facilities are a type of **water supply system**—see the definition of that term in this Dictionary.

water supply system means any of the following:

- (a) a water reticulation system,
- (b) a water storage facility,
- (c) a water treatment facility,
- (d) a building or place that is a combination of any of the things referred to in paragraphs (a)–(c).

water treatment facility means a building or place used for the treatment of water (such as a desalination plant or a recycled or reclaimed water plant) whether the water produced is potable or not, and includes residuals treatment, storage and disposal facilities, but does not include a water recycling facility.

Note. Water treatment facilities are a type of **water supply system**—see the definition of that term in this Dictionary.

waterbody means a waterbody (artificial) or waterbody (natural).

waterbody (artificial) or **artificial waterbody** means an artificial body of water, including any constructed waterway, canal, inlet, bay, channel, dam, pond, lake or artificial wetland, but does not include a dry detention basin or other stormwater

management construction that is only intended to hold water intermittently.

waterbody (natural) or **natural waterbody** means a natural body of water, whether perennial or intermittent, fresh, brackish or saline, the course of which may have been artificially modified or diverted onto a new course, and includes a river, creek, stream, lake, lagoon, natural wetland, estuary, bay, inlet or tidal waters (including the sea).

watercourse means any river, creek, stream or chain of ponds, whether artificially modified or not, in which water usually flows, either continuously or intermittently, in a defined bed or channel, but does not include a waterbody (artificial).

waterway means the whole or any part of a watercourse, wetland, waterbody (artificial) or waterbody (natural).

wetland means:

- (a) natural wetland, including marshes, mangroves, backwaters, billabongs, swamps, sedgelands, wet meadows or wet heathlands that form a shallow waterbody (up to 2 metres in depth) when inundated cyclically, intermittently or permanently with fresh, brackish or salt water, and where the inundation determines the type and productivity of the soils and the plant and animal communities, or
- (b) artificial wetland, including marshes, swamps, wet meadows, sedgelands or wet heathlands that form a shallow waterbody (up to 2 metres in depth) when inundated cyclically, intermittently or permanently with water, and are constructed and vegetated with wetland plant communities.

wharf or boating facilities means a wharf (or any of the following facilities associated with a wharf or boating) that are not port facilities:

- (a) facilities for the embarkation or disembarkation of passengers onto or from any vessels, including public ferry wharves,
- (b) facilities for the loading or unloading of freight onto or from vessels and associated receipt, land transport and storage facilities,
- (c) wharves for commercial fishing operations,
- (d) refuelling, launching, berthing, mooring, storage or maintenance facilities for any vessel,
- (e) sea walls or training walls,
- (f) administration buildings, communication, security and power supply facilities, roads, rail lines, pipelines, fencing, lighting or car parks.

wholesale supplies means a building or place used for the display, sale or hire of goods or materials by wholesale only to businesses that have an Australian Business Number registered under the *A New Tax System (Australian Business Number) Act 1999* of the Commonwealth.