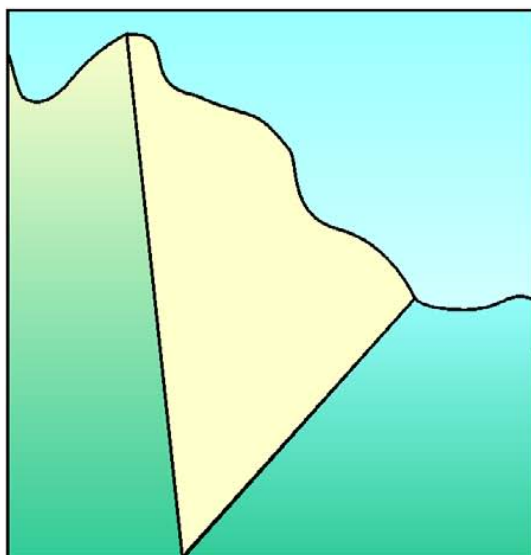


HORN&BY &HIRE



LOCAL ENVIRONMENTAL PLAN



Foreword

The Hornsby Shire is triangular in shape with the extremities being Epping in the south, Wiseman's Ferry in the north and Brooklyn in the east. With an area of 510 square kilometres and a population of 144,000 people, the Shire represents one of the largest local government areas in the Sydney Metropolitan Area.

The Hornsby Shire is unique with its contrasting environments reflecting urban, rural, bushland and riverine settings. Despite these contrasts, the Shire is evolving its own identity based on the inherent themes derived from the Hawkesbury River, bushland reserves and road and rail networks. Added to these themes will be the cultural, economic and social attributes of the Shire which will emerge with the development of the Hornsby Town Centre and engender a more dominant identity for the Shire in the Northern Sydney Region.

This Plan establishes the framework for the development of a new planning vision for the Shire. The new vision will need to focus on the interdependence, rather than competition, between varying land uses and interest groups. To achieve this, public participation and the principles of sustainability and energy efficiency will need to dominate future planning decisions.

The Plan, while prepared by Council, is the community's plan and the future vision for the Shire developed from this plan will need to be shaped by the community.

ROBERT J BALL
General Manager

Prepared by: Town Planning Services Branch

Gazetted: 22 July 1994

Reprinted with amendments
January 2007

About the Plan

The first local plan for the Hornsby Shire was gazetted in 1977 and was called the Hornsby Planning Scheme Ordinance. All Local plans in the State are now governed by the Environmental Planning and Assessment Act which came into force in 1980 after the Ordinance was gazetted. The main purpose of this Plan is to replace the Ordinance with an updated plan called the *Hornsby Shire Local Environmental Plan* which has been prepared in accordance with the Environmental Planning and Assessment Act. While the Plan is a new plan, it does not propose to create a new planning model for the Shire but rather a rationalisation and simplification of the existing planning rules .

One of the principal aims of the Plan is to provide a plan that is easy to understand. This has been achieved by incorporating a modification of the State plans and policies relating to housing into the plan, providing simple objectives for all zones and provisions, using plain english, minimising the number of provisions and having a simpler map. The principal advantage of a more understandable plan is that it is more accessible to the community. Another advantage is that it removes many legal loopholes because the intent is clarified through stated objectives.

A degree of flexibility has been introduced into the Plan to avoid frequent amendments by "spot" changes to the plan which involve the full plan making process. This flexibility is provided through an increase in the range of uses permitted in the "Special Uses" zone, allowing minor zone boundary variations, permitting temporary use of land and limiting the number of numeric standards. The result of this flexibility will be a saving of resources.

The Plan also recognises the public right to be consulted with regard to planning decisions. The Plan provides a more open and participative planning process for decisions relating to development applications and major plans that may affect an area.

The Plan is divided into 5 parts, being Part 1 - Preliminary, Part 2 - Zoning Control Table, Part 3 - General Controls, Part 4 - Special Controls and Part 5 - Dictionary. The Plan is intended to be used as a land use policy plan and not a definitive statement for detailed development control. Development Control Plans supplement the Plan and provide for the more detailed controls relating to the type of development Council will allow. Users of this Plan will also need to consult the relevant Development Control Plan(s) for the zone or area of interest. The following Development Control Plans currently supplement the Plan:

Development Control Plans

Zone Plans	Issue Plans	Area Plans
Rural Lands Low Density Multi-unit Housing Medium Density Multi-unit Housing Medium - High Density Multi-unit Housing High Density Multi-unit Housing Residential - Medical Support Business lands Industrial lands	Access and Mobility Car Parking Community Uses Dwelling-House Exempt and Complying Development Heritage Outdoor Advertising Residential Subdivision Sustainable Water Notification and Exhibition Waste Minimisation and Management	Berowra Cowan Brooklyn Byles Creek Cherrybrook Precinct Dangar Island Duffy Avenue - Westleigh Dural Service Centre Dural Village Centre Extractive Industries - Maroota Hornsby Town Centre Pennant Hills Commercial Centre River Settlements

This is a composite copy of the Hornsby Shire Local Environmental Plan 1994 and amendments at the date of reprinting. It has been prepared with due care and in good faith. The Plan may be amended at any time by the gazettal of an amending Local Environmental Plan. Where necessary reference should be made to the relevant Government Gazettes containing the original HSLEP and amendments (as listed in the Amendment Index).

Council's Planning Branch should be contacted concerning the currency of this version and any recent amendments.

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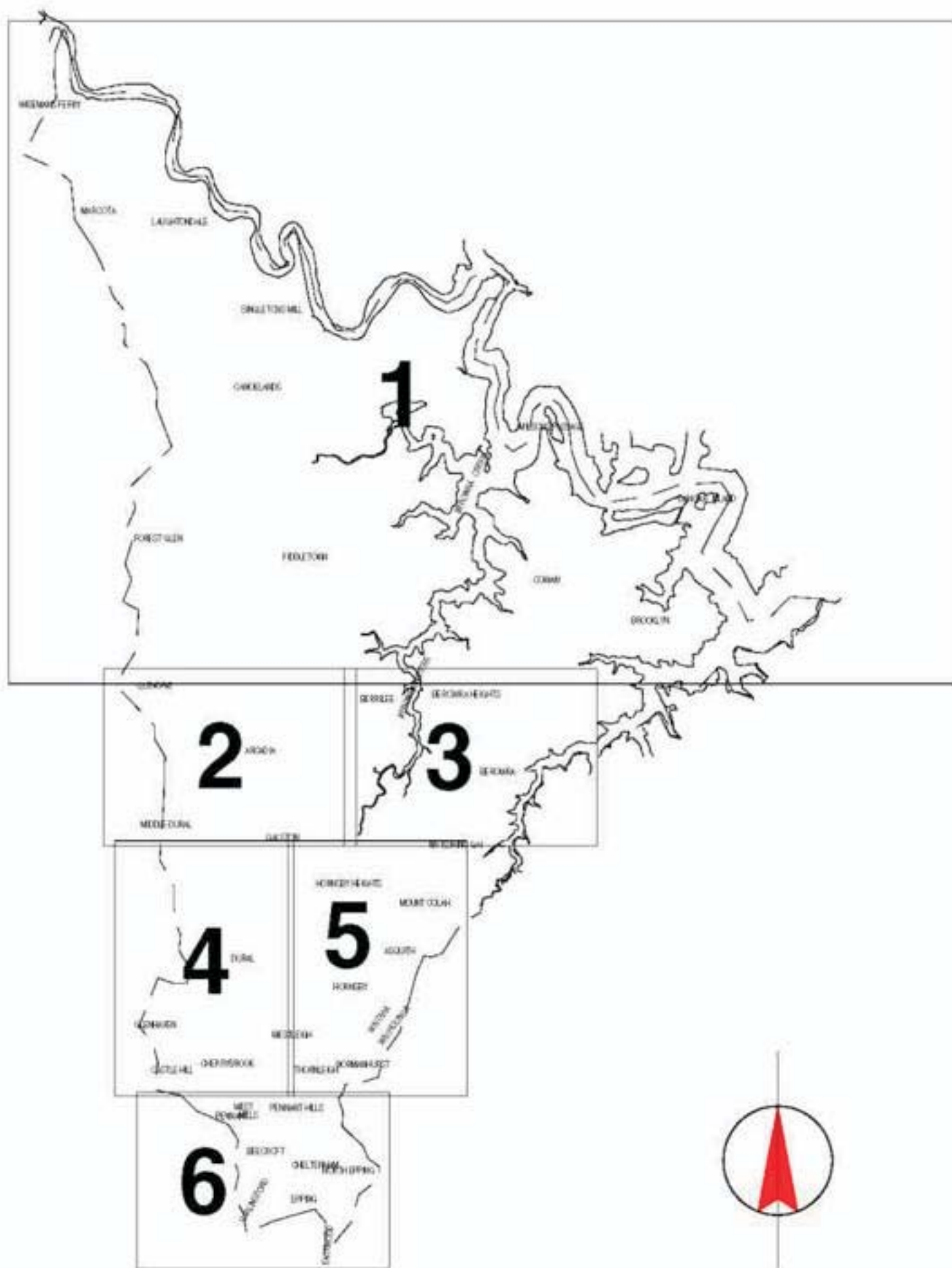
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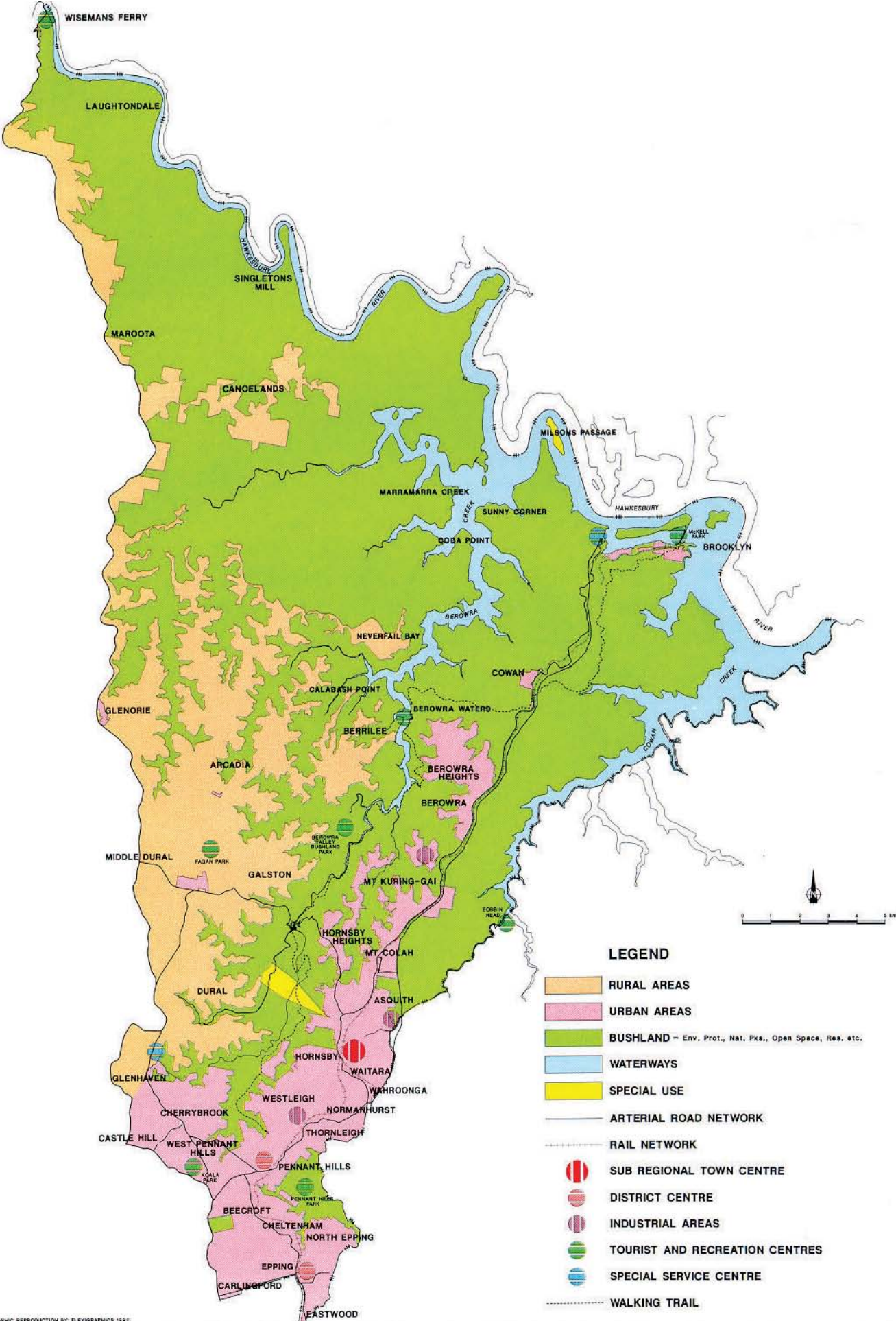
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POLICY PLAN - HORNSBY SHIRE



Gazetted LEPs

<i>LEP name</i>	<i>Location</i>	<i>Purpose</i>	<i>Gazettal</i>	<i>Gazette No</i>
HSLEP (Amendment No. 01)	Lot 1 DP 211131 (No.26) Stanley Road (Dence Park), Epping	To permit the operation of a restaurant for 5 years.	9/09/1994	115
HSLEP (Amendment No. 02)	River Settlements	To review the planning controls for the River Settlements.	25/08/1995	102
HSLEP (Amendment No. 03)	Dural Service Centre	To limit retail and business uses consistent with the strategy for the Dural Service Centre.	19/07/1996	87
HSLEP (Amendment No. 04)	Lot 1 DP 910190, Lot 1 DP 432570, Lot 1 DP 307915, Lot 1 DP 724889, Porto Ridde Brooklvn	To zone the land Environmental Protection B (River Catchment). Deferred matter under the HSLEP.	8/12/1995	149
HSLEP (Amendment No. 05)	Berowra & Cowan	To implement the recommendations of the Berowra Cowan Planning Report. Update the planning controls for Berowra & Cowan.	1/11/1996	122
HSLEP (Amendment No. 06)	591A Pacific Hwy, Mt Colah	To rezone the land part Residential A and part Environmental Protection B.	23/02/1996	
HSLEP (Amendment No. 07)	Shire and Lot 1 DP 750246, Lot 6 DP ?, Singleton Road, Wisemans Ferry	To rezone the a former wetland at Singleton Road, Wisemans Ferry and correct minor text anomalies.	8/03/1996	30
HSLEP (Amendment No. 08)	Shire wide	To preclude subdivision of multi-unit housing developments, unless in accordance with minimum allotment sizes.	15/12/1995	152
HSLEP (Amendment No. 09)	6A Park Ave Beecroft	To rezone the site to Residential A.	28/06/1996	77
HSLEP (Amendment No. 10)	Dural Service Centre	To prohibit restaurants (exception provision for existing facilities).	24/01/1997	10
HSLEP (Amendment No. 11)	Pennant Hills Commercial Centre	To rationalise the zonings and improve the opportunities for parking. Implement the recommendations of the Pennant Hills Commercial Centre Study.	24/01/1997	11
HSLEP (Amendment No. 12)	5 Arcadia Rd, Galston	To rezone the site part Open Space A and part Business C. To implement the Galston Commercial Centre masterplan.	27/03/1997	31
HSLEP (Amendment No. 13)	Residential D zone	To facilitate orderly and integrated development of the Residential D precincts.	17/07/1998	108
HSLEP (Amendment No. 14)	24X Valley Rd, Hornsby	To rationalise zoning of park.	11/07/1997	77

<i>LEP name</i>	<i>Location</i>	<i>Purpose</i>	<i>Gazettal</i>	<i>Gazette No</i>
HSLEP (Amendment No. 15)	Rockleigh Way, Epping	To rationalise zoning of site to reflect its present and future residential use.	4/07/1997	73
HSLEP (Amendment No. 16)	12 Northcote Rd, Hornsby	To enable strata title subdivision of two multi-unit housing buildings.	11/07/1997	77
HSLEP (Amendment No. 17)	857 Old Northern Rd, Dural	To permit an antique shop, art gallery and restoration workshop.	22/08/1997	93
HSLEP (Amendment No. 18)	41-45 Pacific Hwy, Hornsby	To permit use of land for motor showroom.	28/11/1997	130
HSLEP (Amendment No. 19)	2-4 College Cres, Waitara	To rezone land to recognise current and future use as a church.	19/12/1997	149
HSLEP (Amendment No. 20)	Shire wide	To permit commercial home catering with consent.	20/03/1998	56
HSLEP (Amendment No. 21)	40X Kuring-gai Chase Rd, Mt Colah	Reclassify site as operational land to facilitate sale.	1/05/1998	73
HSLEP (Amendment No. 22)	26 Erlestoke Pl, Cherrybrook	Reclassify site as operational land to facilitate sale.	8/05/1998	22
HSLEP (Amendment No. 23)	19X William St, Hornsby	Reclassify site as operational land to facilitate sale.	8/05/1998	76
HSLEP (Amendment No. 24)	Beecroft & Cheltenham	To introduce bushland protection provisions, as recommended by the Byles Creek Study.	1/05/1998	73
HSLEP (Amendment No. 25)	1 Lodge St, Asquith	To reclassify site as operational land to facilitate sale.	18/09/1998	135
HSLEP (Amendment No. 26)	Greenway Park, Cherrybrook	To reclassify site as operational land to facilitate use as Aquatic centre.	18/09/1998	135
HSLEP (Amendment No. 27)	Hornsby - Ku-ring-gai boundary	To rezone lands transferred from Ku-ring-gai Council on 1/1/97.	9/10/1998	145
HSLEP (Amendment No. 28)	Pacific Hwy, Berowra	To implement the recommendations of the Hornsby Shire Housing Strategy. Rezone to Residential B.	16/07/1999	81
HSLEP (Amendment No. 29)	Haldane Street, Asquith	To implement the recommendations of the Hornsby Shire Housing Strategy. Rezone to Residential B.	16/07/1999	81

<i>LEP name</i>	<i>Location</i>	<i>Purpose</i>	<i>Gazettal</i>	<i>Gazette No</i>
HSLEP (Amendment No. 31)	Ingram Road, Wahroonga	To implement the recommendations of the Hornsby Shire Housing Strategy. Rezone to Residential B.	16/07/1999	81
HSLEP (Amendment No. 32)	Ashley Street, Hornsby	To implement the recommendations of the Hornsby Shire Housing Strategy. Rezone to Residential B.	16/07/1999	81
HSLEP (Amendment No. 33)	Steven St (East) Pennant Hills	To implement the recommendations of the Hornsby Shire Housing Strategy. Rezone to Residential C.	16/07/1999	81
HSLEP (Amendment No. 34)	City View Office Park	To implement the recommendations of the Hornsby Shire Housing Strategy. Rezone to Residential D.	16/07/1999	81
HSLEP (Amendment No. 35)	Derby Street, Epping	To implement the recommendations of the Hornsby Shire Housing Strategy. Rezone to Residential B.	16/07/1999	81
HSLEP (Amendment No. 36)	Pound Road, Hornsby	To implement the recommendations of the Hornsby Shire Housing Strategy. Rezone to Residential D.	16/07/1999	81
HSLEP (Amendment No. 37)	12 Eucalyptus Dr, Westleigh	Rezone site to part Open Space A and part Business A and reclassify part of the site to operational land.	31/07/1998	115
HSLEP (Amendment No. 38)	Shire wide	Update heritage provisions of the Shire (rezone Brooklyn Cemetary, Aboriginal heritage provisions, Schedule D amendments).	24/09/1999	111
HSLEP (Amendment No. 39)	184-190 Pennant Hills Rd, Pennant Hills	To enable the use of the land for a service station, restaurant and convenience store, as an extension to the existing service station.	31/07/1998	115
HSLEP (Amendment No. 40)	Nos.16-20 Berowra Waters Rd & Lots 22A & 23A Bar Island	Rezone the northern part of Bar Island to Open Space A and part 16-20 Berowra Waters Rd to Special Uses A	4/08/2000	101
HSLEP (Amendment No. 41)	154 Castle Hill Rd, Cherrybrook	To permit strata titled subdivision	30/10/1998	155
HSLEP (Amendment No. 42)	295-299 Pennant Hills Rd, Thornleigh	To prohibit use of land for the purposes of a drive-in take away restaurant.	19/02/1999	22
HSLEP (Amendment No. 43)	115X Essex St, Epping	To rezone land to Open Space A	7/05/1999	56
HSLEP (Amendment No. 44)	M2 Motorway	To rationalise the zoning boundaries of land adjoining the M2 Motorway.	8/10/1999	116
HSLEP (Amendment No. 45)	No.89-93, 97-113 Burdett Street, Hornsby	Rezone properties to Special Uses A.	21/05/1999	61

<i>LEP name</i>	<i>Location</i>	<i>Purpose</i>	<i>Gazettal</i>	<i>Gazette No</i>
HSLEP (Amendment No. 46)	No. 50 Carters Rd, Dural	To permit high-technology industry (Laserservice).	2/07/1999	76
HSLEP (Amendment No. 47)	Westleigh	Implement recommendations of Westleigh Local Environmental Study. Rationalise the zonings in the Westleigh area.	15/10/1999	120
HSLEP (Amendment No. 48)	Berowra Valley Regional Park	To rezone the Regional Park to the National Parks and Nature Reserves zone.	24/09/1999	111
HSLEP (Amendment No. 49)	No.2X Fairburn Avenue, West Pennant Hills	To reclassify the site as operational land and to revoke the public reserve status.	25/02/2000	29
HSLEP (Amendment No. 50)	Shire	To implement the recommendations of the Rural Lands Study. To review the planning framework for the Rural Lands.	22/12/2000	168
HSLEP (Amendment No. 51)	Shire	To introduce Exempt and Complying Development into the HSLEP.	25/02/2000	29
HSLEP (Amendment No. 52)	Wollundry Park, Pennant Hills	Rationalise the zonings of Wollundry Park and reclassify the Pennant Hills Occasional Child Care Center to operational land.	4/08/2000	101
HSLEP (Amendment No. 53)	Shire	To permit home offices in the Residential zones.	11/02/2000	22
HSLEP (Amendment No. 54)	No. 83 David Rd, Cherrybrook	To prohibit restaurants and take-away food shops.	19/05/2000	59
HSLEP (Amendment No. 55)	Shire	To limit retailing in specific business and Industrial zones to genuine service shops and / or ancillary retailing.	8/09/2000	117
HSLEP (Amendment No. 56)	23X Dudley St, Pike Rd, Duffy Ave, Excelsoir Rd	To rezone the land to residential zones.	15/09/2000	121
HSLEP (Amendment No. 57)	Shire	Amend Exempt and Complying DCP date	10/11/2000	146
HSLEP (Amendment No. 58)	Furber Park, Berowra Waters	Reclassify a strip of land to operational, to allow the establishment of a right of carriageway over the existing driveway.	16/03/2001	54
HSLEP (Amendment No. 59)	Shire	To update the heritage provisions by amending Schedule D and E	22/06/2001	100
HSLEP (Amendment No. 60)	Epping Commercial Centre	Implement the recommendations of the Epping Commercial Centre Masterplan. Increase the Floor Space Ratio for properties in Langston Place	29/06/2001	103

<i>LEP name</i>	<i>Location</i>	<i>Purpose</i>	<i>Gazettal</i>	<i>Gazette No</i>
HSLEP (Amendment No. 61)	Lot 100 DP 865249 Kangaroo Point Tourism site	To rezone the site to Environmental Protection A and B.	8/06/2001	95
HSLEP (Amendment No. 62)	Former Pennant Hills Park and Thornleigh Park	To rezone the land to the National Parks and Nature Reserves zone in recognition of its management by the NPWS.	13/07/2001	111
HSLEP (Amendment No. 63)	Lot 18 DP Calabash Point	To reclassify the land to facilitate a land transfer with the adjoining property.	22/06/2001	100
HSLEP (Amendment No. 64)	River Settlements - Berowra Waters, Dusthole Point, Neverfial Bay, Calabash Point, Coba Point.	To implement the recommendations of the Berowra Waters Plan of Management. Rezone the settlements to Environmental Protection E. List two	7/02/2003	39
HSLEP (Amendment No. 66)	Lot 247 DP 752048 (No.94B) Bay Road, Berrilee	To permit the future use of the property for boat, caravan, trailer and ancillary car storage.	10/08/2001	122
HSLEP (Amendment No. 67)	180-190 Pennant Hills Road, Thornleigh	To permit the use of 180-184 Pennant Hills Road as a restaurant and make consequential changes to the land uses permissible on 186-190 Pennant Hills	1/02/2002	34
HSLEP (Amendment No. 68)	1X Swan Place, Pennant Hills	Reclassification to operational land to enable the establishment of an accessway.	1/03/2002	54
HSLEP (Amendment No. 69)	Shire	To exclude the access handle from the site area for floor space ratio calculations.	8/02/2002	38
HSLEP (Amendment No. 70)	27 Rembrandt Street, Carlingford	To permit the use of property No. 27 Rembrandt Street for a pathology collection centre	8/03/2002	57
HSLEP (Amendment No. 71)	381 Pennant Hills Rd & 2 The Cres Pennant Hills	To rezone site to Residential B and permit development in accordance with an existing development consent.	18/10/2002	178
HSLEP (Amendment No. 72)	895-945 Old Northern Road & 535-539 Galston Road, Dural	To permit nominated commercial land uses on residential land.	21/02/2003	49
HSLEP (Amendment No. 74)	510 Galston Road, Dural	Rezone Property No. 510 Galston Rd and portion of properties 971-985 Old Northern Rd and 987 Old Northern Rd, Dural	20/09/2002	149
HSLEP (Amendment No. 75)	2A Yardley Avenue, Waitara	To rezone the land to Residential C.	24/01/2003	25
HSLEP (Amendment No. 77)	Quarry Road, Dural	Permit additional recreational uses.	9/05/2003	83
HSLEP (Amendment No. 78)	Hornsby Town Centre	To amend floorspace ratio provisions relevant to the Hornsby Town Centre and to promote commercial development within the Centre.	18/08/2006	33

<i>LEP name</i>	<i>Location</i>	<i>Purpose</i>	<i>Gazettal</i>	<i>Gazette No</i>
HSLEP (Amendment No. 79)	Shire	Exclude adult shops from exempt development provisions.	24/10/2003	168
HSLEP (Amendment No. 80)	Shire	Exclude water tanks from exempt development provisions.	24/10/2003	168
HSLEP (Amendment No. 81)	Shire	To introduce satellite dishes as exempt development.	3/09/2004	142
HSLEP (Amendment No. 82)	Turner Road Commercial Centre, Berowra Heights	Limit the scale and intensity of multi-unit housing developments within the Turner Road Commercial Centre.	10/03/2006	32
HSLEP (Amendment No. 83)	Asquith Commercial Centre	To implement the recommendations of the Asquith Commercial Centre Masterplan.	10/09/2004	143
HSLEP (Amendment No. 85)	Heath Street, Asquith	To reclassify a drainage reserve at Heath Street, Asquith to operational land.	29/10/2004	170
HSLEP (Amendment No. 88)	94-106 George Street Hornsby	To rezone land to Business F and establish other controls on the land.	18/03/2005	34
HSLEP (Amendment No. 89)	10 Ramsay Road, Pennant Hills	To allow development, with the consent of Council, for the purpose of a day endoscopy centre.	22/07/2005	92
HSLEP (Amendment No. 90)	Shire	To permit plant and equipment hire premises in specific areas.	23/12/2005	166
HSLEP (Amendment No. 91)	Turner Road Commercial Centre, Berowra Heights	To rezone an area of underutilised land to promote medium density multi-unit housing development and recognise existing approved commercial uses.	10/03/2006	32
HSLEP (Amendment No. 92)	Berrilee, Berowra, Berowra Hts, Cherrybrook, Dural, Galston, Hornsby Hts, Mt Colah, Mt Kurindai, Brooklvn	Rezoning to reflect the boundaries of the BVRP and to facilitate the construction of a sewage treatment plant	5/01/2007	1
HSLEP 1994	Shire	New Shire wide LEP. Planning framework for the Shire. Replace Hornsby Planning Scheme Ordinance.	22/07/1994	97

Part 1: Preliminary

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

HORNSBY SHIRE LOCAL ENVIRONMENTAL PLAN 1994

I, the Minister for Planning, make the following local environmental plan under section 70 of the Environmental Planning and Assessment Act 1979. (S91/05769)

Sydney, 22 July, 1994.

Minister for Planning.

Name of the plan

1. This plan is called Hornsby Shire Local Environmental Plan 1994.

Aims and objectives of the plan

2. (1) The aims of this plan are:
 - (a) to provide an updated and simplified plan for the area of Hornsby; and
 - (b) to protect and enhance the environmental qualities of the area; and
 - (c) to facilitate the orderly and economic development of land within the area; and
 - (d) to promote the well-being of the area's population.
- (2) The objectives of this plan are:
 - (a) to provide a land use framework for the preparation of detailed development control plans; and
 - (b) to protect environmentally sensitive areas and the heritage of the area; and
 - (c) to improve opportunities for ecologically sustainable development; and
 - (d) to provide for the cultural needs of and the equitable provision of services and facilities for the community.
- (3) The matter appearing under the heading "Objective of Provision" in each provision of Parts 3 and 4 is intended to explain the purpose of the provision concerned and does not form part of the provision.

Land to which the plan applies

3. (1) This plan applies to all land within the area of Hornsby as shown on the map.

Relationship to other planning instruments

4. (1) The Hornsby Planning Scheme Ordinance is repealed in so far as it relates to the land to which this plan applies.
- (2) The following environmental planning instruments do not apply to land to which this plan applies:
 - (a) State Environmental Planning Policy No.25 - Residential Allotment Sizes and Dual Occupancy Subdivision;
 - (b) Sydney Regional Environmental Plan No.12 - Dual Occupancy;
 - (c) County of Cumberland Planning Scheme Ordinance.
- (3) This plan amends State Environmental Planning Policy No. 25 - Residential Allotment Sizes and Dual Occupancy Subdivision by omitting item 5 of Schedule 1 (Land to which this policy does not apply) and by inserting instead the following item:

Hornsby

5. Land to which Hornsby Shire Local Environmental Plan 1994 applies.
- (4) This plan amends Sydney Regional Environmental Plan No. 12 - Dual Occupancy by inserting after item 1 of Schedule 1 (Land to which this plan does not apply) the following item:
 - 1A. Land to which Hornsby Shire Local Environmental Plan 1994 applies.
- (5) For the purpose of State Environmental Planning Policy No. 1 - Development Standards the provisions of clauses 14, 15 and 20 and Schedule B which specify numeric criteria are intended to be development standards. Other provisions within this instrument which specify numeric criteria are not intended to be development standards for the purposes of State Environmental Planning Policy No. 1 - Development Standards.

Consent authority

5. The Council shall be the consent authority for the purposes of this plan.

Savings

6. (1) Nothing in this plan shall be construed as restricting or prohibiting or enabling the Council to restrict or prohibit:
 - (a) the carrying out of development described in Schedule A; or
 - (b) the use of existing buildings of the Crown by the Crown.
- (2) Environmental planning instruments (including, where appropriate, State environmental planning policies, regional environmental plans and the Hornsby Planning Scheme Ordinance) as in force immediately before the commencement of this plan continue to apply to a development application if:
 - (a) the application was made but had not been finally determined before that commencement; and
 - (b) the development that is the subject of the application is prohibited by other provisions of this plan but could, with development consent, have been carried out in accordance with those instruments as so in force.

- (3) Development carried out by or on behalf of the Council for the purposes of the following may be carried out on any land without development consent:
- (a) construction or maintenance of stormwater drainage, water quality treatment devices, water tanks, recreation areas, public amenities, temporary storage facilities;
 - (b) installation or maintenance of street furniture, such as seats, Council information signs, street signs, street lights, bus shelters, garbage and recycling containers and bins, bollards, flag poles, telephone kiosks and the like, but not fixed outdoor vending machines;
 - (c) construction and maintenance of roads, footpaths, cycleways, parking areas, fire trails, walking tracks and other public pedestrian areas, roads, including tree planting and repaving, street surfacing, reconstruction of kerbs, gutters and the like;
 - (d) installation or maintenance of park furniture including seats, picnic tables, barbecue units and shelters, awnings and shade structures, gazebos and pergolas, bollards, playground equipment, flag poles, bridges, staircases, boardwalks, lighting (excluding ovals, tennis courts and the like), Council information signs;
 - (e) installation and maintenance of goal posts, sight screens, fencing and similar ancillary sporting structures on sporting or playing fields for use in the playing/performance of sporting events (excluding grandstands, dressing sheds and other structures);
 - (f) installation and maintenance of temporary structures for special events, including marquees, booth toilets, stages, tents, scaffolds and the like;
 - (g) bush fire hazard reduction carried out in accordance with a bush fire management plan under the *Rural Fires Act 1997*;
 - (h) bush regeneration, landscaping, gardening, tree planting, tree maintenance and tree removal.
- (4) The Council shall not undertake any works in accordance with subclause (3), unless it has given written notice to such persons who own or occupy the land adjoining the land on which the work is to be undertaken and the Council has considered any written submission made in relation to the works.
- (5) Regardless of subclause (4), the Council need not give written notice of a work proposed to be undertaken in accordance with subclause (2), where, in the opinion of the Council, the work is of a minor nature or has previously been the subject of community consultation.
- (6) A development application lodged, but not finally determined, before the commencement of *Hornsby Shire Local Environmental Plan 1994 (Amendment No 78)* is to be determined as if that plan had been exhibited but had not been made.

Part 2: Zoning Controls

Zoning control table

7. (1) The zoning control table below describes the objectives for each zone, what development is permitted without development consent or only with development consent and what development is prohibited. The table also describes how the zone is shown on the map. The table relates to the following zones:

Rural AA (Large Holdings - Agricultural Landscapes) Zone
Rural AE (Large Holdings - Extraction) Zone
Rural AR (Large Holdings - Rural Landscapes) Zone
Rural BA (Small Holdings - Agricultural Landscapes) Zone
Rural BR (Small Holdings - Rural Landscapes) Zone

Residential A (Low Density) Zone
Residential AA (Low Density - Aquaculture) Zone
Residential AM (Low Density - Medical Support) Zone
Residential AR (Low Density - Rural Village) Zone
Residential AS (Low Density - Sensitive Lands) Zone
Residential AT (Low Density - Tourist Village) Zone
Residential B (Medium Density) Zone
Residential C (Medium/High Density) Zone
Residential D (High Density) Zone

Business A (General) Zone
Business B (Special) Zone
Business C (Neighbourhood) Zone
Business D (Aquatic Service Centre) Zone
Business E (Service Centre) Zone
Business F (Town Centre) Zone
Business G (Town Centre Support) Zone

Industrial A (General) Zone
Industrial B (Light) Zone

Special Uses A (Community Purposes) Zone
Special Uses B (Transport Corridor) Zone

Open Space A (Public Recreation - Local) Zone
Open Space B (Public Recreation - District) Zone
Open Space C (Private Recreation) Zone

Environmental Protection A (Wetlands) Zone
Environmental Protection B (River Catchment) Zone
Environmental Protection C (Tourist) Zone
Environmental Protection D (Recreation) Zone
Environmental Protection E (River Settlement) Zone

National Parks and Nature Reserves Zone

- (2) The objectives of the zone listed under the zone title are required to be taken into account by the Council before development consent is given to the carrying out of development within that zone.

Rural AA (Large Holdings - Agricultural Landscapes) Zone

Objectives of Zone

- (a) *to restrain population growth, maintain the rural character of the area and ensure that existing or potentially productive agricultural land is preserved in large land holdings.*
- (b) *to promote agricultural use of land and provide for a range of compatible land uses which maintain the agricultural and rural environment of the area.*
- (c) *to ensure development is carried out in a manner that improves the environmental qualities, and is within the servicing capacity, of the area.*

Without Development Consent

Development for the purpose of:

Agriculture; home occupations; special care homes; works in accordance with a farm management plan.

Exempt development

Only With Development Consent

Development for the purpose of:

Agricultural structures; animal boarding or training establishments; aquaculture; art and craft galleries; bed and breakfast accommodation; child care centres; communications facilities; community facilities; dams; demolition; dwelling-houses; ecotourism facilities; extractive industries; farmstay accommodation; forestry; group homes; guesthouse accommodation; home industries; intensive animal establishments; intensive horticulture establishments; land clearing; mines; places of worship; recreation areas; recreation facilities; residential offices; roadside stalls; rural industries; rural structures; rural workers' dwellings; stock and sale yards; utility installations; veterinary hospitals.

Subdivision.

Prohibited

Development that is not permitted without development consent or permitted only with development consent.

Description on Map

Coloured light brown and lettered "AA".

Rural AE (Large Holdings - Extraction) Zone

Objectives of Zone

- (a) *to restrain population growth, ensure that existing or potentially productive agricultural land is preserved and protect geological resources.*
- (b) *to enable extraction of geological resources, prevent fragmentation of land and provide for a range of compatible land uses which maintain the rural environment of the area.*
- (c) *to ensure development is carried out in a manner that improves the environmental qualities, and is within the servicing capacity, of the area.*

Without Development Consent

Development for the purpose of:

Agriculture; home occupations; special care homes; works in accordance with a farm management plan.

Exempt development.

Only With Development Consent

Development for the purpose of:

Agricultural structures; animal boarding or training establishments; aquaculture; communications facilities; dams; demolition; dwelling-houses; extractive industries; forestry; group homes; home industries; intensive animal establishments; intensive horticulture establishments; land clearing; mines; recreation areas; recreation facilities; residential offices; roadside stalls; rural industries; rural structures; rural workers' dwellings; stock and sale yards; utility installations.

Subdivision.

Prohibited

Development that is not permitted without development consent or permitted only with development consent.

Description on Map

Coloured light brown with red edging and lettered "AE".

Rural AR (Large Holdings - Rural Landscapes) Zone

Objectives of Zone

- (a) *to restrain population growth and maintain the rural character of the area.*
- (b) *to provide for a range of compatible land uses, including agriculture, which maintain the rural environment of the area.*
- (c) *to ensure development is carried out in a manner that improves the environmental qualities, and is within the servicing capacity, of the area.*

Without Development Consent

Development for the purpose of:

Agriculture; home occupations; special care homes; works in accordance with a farm management plan.

Exempt development.

Only With Development Consent

Development for the purpose of:

Agricultural structures; animal boarding or training establishments; aquaculture; art and craft galleries; bed and breakfast accommodation; child care centres; communications facilities; community facilities; dams; demolition; dwelling-houses; ecotourism facilities; extractive industries; farmstay accommodation; forestry; group homes; guesthouse accommodation; home industries; intensive animal establishments; intensive horticulture establishments; land clearing; mines; places of worship; recreation areas; recreation facilities; residential offices; roadside stalls; rural industries; rural structures; rural workers' dwellings; stock and sale yards; utility installations; veterinary hospitals.

Subdivision.

Prohibited

Development that is not permitted without development consent or permitted only with development consent.

Description on Map

Coloured light brown with red edging and lettered "AR".

Rural BA (Small Holdings - Agricultural Landscapes) Zone

Objectives of Zone

- (a) *to restrain population growth, maintain the rural character of the area and ensure that existing or potentially productive agricultural land is preserved.*
- (b) *to promote agricultural use of land and provide for a range of compatible land uses which maintain the agricultural and rural environment of the area.*
- (c) *to ensure development is carried out in a manner that improves the environmental qualities, and is within the servicing capacity, of the area.*

Without Development Consent

Development for the purpose of:

Agriculture; home occupations; special care homes; works in accordance with a farm management plan.

Exempt development.

Only With Development Consent

Development for the purpose of:

Agricultural structures; animal boarding or training establishments; aquaculture; art and craft galleries; bed and breakfast accommodation; child care centres; communication facilities; community facilities; dams; demolition; dwelling-houses; ecotourism facilities; extractive industries; farmstay accommodation; forestry; group homes; guesthouse accommodation; home industries; intensive animal establishments; intensive horticulture establishments; land clearing; mines; places of worship; recreation areas; recreation facilities; residential offices; roadside stalls; rural industries; rural structures; rural workers' dwellings; utility installations; veterinary hospitals.

Subdivision.

Prohibited

Development that is not permitted without development consent or permitted only with development consent.

Description on Map

Coloured brown and lettered "BA".

Rural BR (Small Holdings - Rural Landscapes) Zone

Objectives of Zone

- (a) *to restrain population growth and maintain the rural character of the area.*
- (b) *to provide for a range of compatible land uses, including agriculture, which maintain the rural environment of the area and support the urban populace.*
- (c) *to ensure development is carried out in a manner that improves the environmental qualities, and is within the servicing capacity, of the area.*

Without Development Consent

Development for the purpose of:

Agriculture; home occupations; special care homes; works in accordance with a farm management plan.

Exempt development.

Only With Development Consent

Development for the purpose of:

Agricultural structures; animal boarding or training establishments; aquaculture; art and craft galleries; bed and breakfast accommodation; child care centres; communication facilities; community facilities; dams; demolition; dwelling-houses; ecotourism facilities; extractive industries; farmstay accommodation; forestry; group homes; guesthouse accommodation; home industries; intensive animal establishments; intensive horticulture establishments; land clearing; mines; places of worship; recreation areas; recreation facilities; residential offices; roadside stalls; rural industries; rural structures; rural workers' dwellings; utility installations; veterinary hospitals.

Subdivision.

Prohibited

Development that is not permitted without development consent or permitted only with development consent.

Description on Map

Coloured brown with red edging and lettered "BR".

Residential A (Low Density) Zone

Objectives of Zone

- (a) *to provide for the housing needs of the population of the Hornsby area.*
- (b) *to promote a variety of housing types and other land uses compatible with a low density residential environment.*
- (c) *to provide for development that is within the environmental capacity of a low density residential environment.*

Without Development Consent

Development for the purpose of:

Home occupations; special care homes.

Exempt development.

Only With Development Consent

Development for the purpose of:

Child care centres; commercial home catering; community facilities; demolition; dwelling-houses; educational establishments; exhibition homes; group homes; home offices; housing for aged or differently abled persons; multi-unit housing; places of worship; public buildings; recreation areas; recreation facilities; utility installations; veterinary clinics.

Subdivision.

Prohibited

Development that is not permitted without development consent or permitted only with development consent.

Description on Map

Coloured pink and lettered "A".

Residential AA (Low Density - Aquaculture) Zone

Objectives of Zone

- (a) *to provide for the housing needs and aquacultural activities of the population of the Hornsby area.*
- (b) *to promote a variety of housing types, aquacultural activities and other land uses compatible with a low density residential environment.*
- (c) *to provide for residential development and aquacultural activities that are within the environmental capacity of a low density residential and estuarine environment.*

Without Development Consent

Development for the purpose of:

Home occupations; special care homes.

Exempt development.

Only With Development Consent

Development for the purpose of:

Aquaculture; child care centres; commercial home catering; community facilities; demolition; dwelling-houses; educational establishments; group homes; home industries; home offices; housing for aged or differently abled persons; multi-unit housing; places of worship; public buildings; recreation areas; recreation facilities; utility installations; veterinary clinics.

Subdivision.

Prohibited

Development that is not permitted without development consent or permitted only with development consent.

Description on Map

Coloured pink with red edging and lettered "AA".

Residential AM (Low Density - Medical Support) Zone

Objectives of Zone

- (a) *to provide for the housing and medical service needs of the population of the Hornsby area.*
- (b) *to promote a variety of housing types and other land uses, including medical support services, compatible with a low density residential environment.*
- (c) *to provide for development that is within the environmental capacity of a low density residential environment.*

Without Development Consent

Development for the purpose of:

Home occupations; special care homes.

Exempt development.

Only With Development Consent

Development for the purpose of:

Child care centres; commercial home catering; community facilities; demolition; dwelling-houses; educational establishments; group homes; home offices; hospitals; housing for aged or differently abled persons; medical centres; multi-unit housing; places of worship; public buildings; recreation areas; recreation facilities; utility installations; veterinary hospitals.

Subdivision.

Prohibited

Development that is not permitted without development consent or permitted only with development consent.

Description on Map

Coloured pink with red edging and lettered "AM".

Residential AR (Low Density - Rural Village) Zone

Objectives of Zone

- (a) *to provide for the housing needs of the rural village population of the Hornsby area.*
- (b) *to promote a variety of housing types and other land uses compatible with a low density rural village environment.*
- (c) *to provide for development that is within the environmental capacity of a low density rural village environment.*

Without Development Consent

Development for the purpose of:

Home occupations; special care homes.

Exempt development.

Only With Development Consent

Development for the purpose of:

Bed and breakfast accommodation; child care centres; community facilities; demolition; dwelling-houses; group homes; housing for aged or differently abled persons; recreation areas; recreation facilities; utility installations.

Subdivision.

Prohibited

Development that is not permitted without development consent or permitted only with development consent.

Description on Map

Coloured pink with red edging and lettered "AR".

Residential AS (Low Density - Sensitive Lands) Zone

Objectives of Zone

- (a) *to provide for the housing needs of the population of the Hornsby area.*
- (b) *to promote a variety of housing types and other land uses compatible with a low density residential environment and sensitive to the land capability and established character of this environment.*
- (c) *to provide for development that is within the environmental capacity of a sensitive low density residential environment.*

Without Development Consent

Development for the purpose of:

Home occupations; special care homes.

Exempt development.

Only With Development Consent

Development for the purpose of:

Child care centres; commercial home catering; community facilities; demolition; dwelling-houses; group homes; home offices; housing for aged or differently abled persons; multi-unit housing; recreation areas; recreation facilities; utility installations.

Subdivision.

Prohibited

Development that is not permitted without development consent or permitted only with development consent.

Description on Map

Coloured pink with red edging and lettered "AS".

Residential AT (Low Density - Tourist Village) Zone

Objectives of Zone

- (a) *to provide for the housing needs of the population of the Hornsby area and expand the recreational opportunities for the wider community.*
- (b) *to promote a variety of housing types, tourist facilities and other land uses compatible with a low density residential environment.*
- (c) *to provide for residential and low key tourist development that is within the environmental capacity of a low density residential environment.*

Without Development Consent

Development for the purpose of:

Home occupations; special care homes; works which, in the opinion of the Council, are minor and will not cause significant environmental impact.

Exempt development.

Only With Development Consent

Development for the purpose of:

Child care centres; commercial home catering; community facilities; demolition; dwelling-houses; educational establishments; group homes; home offices; housing for aged or differently abled persons; marinas; multi-unit housing; places of worship; public buildings; recreation areas; recreation facilities; tourist facilities; utility installations.

Subdivision.

Prohibited

Development that is not permitted without development consent or permitted only with development consent.

Description on Map

Coloured pink with red edging and lettered "AT".

Residential B (Medium Density) Zone

Objectives of Zone

- (a) *to provide for the housing needs of the population of the Hornsby area.*
- (b) *to promote a variety of housing types and other land uses compatible with a medium density residential environment.*
- (c) *to provide for development that is within the environmental capacity of a medium density residential environment.*

Without Development Consent

Development for the purpose of:

Special care homes; works which, in the opinion of the Council, are minor and will not cause significant environmental impact.

Exempt development.

Only With Development Consent

Development for the purpose of:

Child care centres; community facilities; demolition; dwelling-houses; group homes; home occupations; housing for aged or differently abled persons; multi-unit housing; recreation areas; recreation facilities; utility installations.

Subdivision.

Prohibited

Development that is not permitted without development consent or permitted only with development consent.

Description on Map

Coloured dark pink and lettered "B".

Residential C (Medium/High Density) Zone

Objectives of Zone

- (a) *to provide for the housing needs of the population of the Hornsby area.*
- (b) *to promote a variety of housing types and other land uses compatible with a medium to high density residential environment.*
- (c) *to provide for development that is within the environmental capacity of a medium to high density residential environment.*

Without Development Consent

Development for the purpose of:

Special care homes; works which, in the opinion of the Council, are minor and will not cause significant environmental impact.

Exempt development.

Only With Development Consent

Development for the purpose of:

Boarding houses; child care centres; communication facilities; community facilities; demolition; dwelling-houses; group homes; home occupations; housing for aged or differently abled persons; multi-unit housing; recreation areas; recreation facilities; utility installations.

Subdivision.

Prohibited

Development that is not permitted without development consent or permitted only with development consent.

Description on Map

Coloured red and lettered "C".

Residential D (High Density) Zone

Objectives of Zone

- (a) *to provide for the housing needs of the population of the Hornsby area.*
- (b) *to promote a variety of housing types and other land uses compatible with a high density residential environment.*
- (c) *to provide for development that is within the environmental capacity of a high density residential environment.*

Without Development Consent

Development for the purpose of:

Special care homes; works which, in the opinion of the Council, are minor and will not cause significant environmental impact.

Exempt development.

Only With Development Consent

Development for the purpose of:

Boarding houses; child care centres; communication facilities; community facilities; demolition; dwelling-houses; group homes; home occupations; housing for aged or differently abled persons; multi-unit housing; recreation areas; recreation facilities; utility installations.

Subdivision.

Prohibited

Development that is not permitted without development consent or permitted only with development consent.

Description on Map

Coloured red and lettered "D".

Business A (General) Zone

Objectives of Zone

- (a) *to encourage economic growth and employment opportunities.*
- (b) *to accommodate the retail, commercial and social needs of the community.*
- (c) *to encourage development that improves the health, vitality, cultural environment and social environment within the area.*

Without Development Consent

Development for the purpose of:

Special care homes.

Exempt development.

Only With Development Consent

Development for the purpose of:

Advertisements; bulky goods retailing establishments; business premises; bus stations; car parks; child care centres; commercial home catering; communications facilities; community facilities; convenience stores; demolition; dwellings; educational establishments; entertainment facilities; group homes; home occupations; hospitals; hotels; housing for aged or differently abled persons; medical centres; motels; multi-unit housing; office premises; passenger transport terminals; places of worship; plant and equipment hire premises; public buildings; recreation areas; recreation facilities; registered clubs; restaurants; retail plant nurseries; service stations; shops; utility installations; veterinary hospitals.

Subdivision.

Prohibited

Development that is not permitted without development consent or permitted only with development consent.

Description on Map

Coloured light blue and lettered "A".

Business B (Special) Zone

Objectives of Zone

- (a) *to encourage economic growth and employment opportunities.*
- (b) *to accommodate a broad range of commercial and service related business within the area.*
- (c) *to encourage development that improves the health, vitality, cultural environment and social environment within the area.*

Without Development Consent

Development for the purpose of:

Special care homes.

Exempt development.

Only With Development Consent

Development for the purpose of:

Advertisements; bulky goods retailing establishments; business premises; bus stations; car parks; child care centres; commercial home catering; communication facilities; community facilities; convenience stores; demolition; depots; dwellings; educational establishments; entertainment facilities; group homes; home occupations; hotels; housing for aged or differently abled persons; medical centres; motels; motor showrooms; multi-unit housing; office premises; passenger transport terminals; places of worship; plant and equipment hire premises; public buildings; recreation areas; recreation facilities; registered clubs; restaurants; retail plant nurseries; service stations; utility installations; vehicle repair stations; veterinary hospitals; warehouses or distribution centres.

Subdivision.

Prohibited

Development that is not permitted without development consent or permitted only with development consent.

Description on Map

Coloured blue and lettered "B".

Business C (Neighbourhood) Zone

Objectives of Zone

- (a) *to encourage economic growth and employment opportunities.*
- (b) *to accommodate the retail, service and social needs of the community within the neighbourhood.*
- (c) *to encourage development that improves the health, vitality, cultural environment and social environment within neighbourhood business centres.*

Without Development Consent

Development for the purpose of:

Special care homes.

Exempt development.

Only With Development Consent

Development for the purpose of:

Business premises; car parks; child care centres; commercial home catering; communications facilities; community facilities; convenience stores; demolition; dwellings; educational establishments; group homes; health consulting rooms; home occupations; housing for aged or differently abled persons; multi-unit housing; places of worship; public buildings; recreation areas; recreation facilities; restaurants; retail plant nurseries; service stations; shops; utility installations; veterinary clinics.

Subdivision.

Prohibited

Development that is not permitted without development consent or permitted only with development consent.

Description on Map

Coloured dark blue and lettered "C".

Business D (Aquatic Service Centre) Zone

Objectives of Zone

- (a) *to encourage economic growth and employment opportunities.*
- (b) *to accommodate the retail, commercial, service and social needs of the community that uses the Hawkesbury River and its tributaries.*
- (c) *to encourage development that improves the health, vitality and aquatic, cultural and social environments within business centres and adjacent areas.*

Without Development Consent

Development for the purpose of:

Special care homes.

Exempt development.

Only With Development Consent

Development for the purpose of:

Aquaculture; business premises; car parks; child care centres; commercial home catering; communications facilities; community facilities; demolition; dwellings; group homes; home occupations; housing for aged or differently abled persons; marinas; medical centres; multi-unit housing; office premises; passenger transport terminals; public buildings; recreation areas; recreation facilities; registered clubs; restaurants; tourist facilities; utility installations.

Subdivision.

Prohibited

Development that is not permitted without development consent or permitted only with development consent.

Description on Map

Coloured blue with red edging and lettered "D".

Business E (Service Centre) Zone

Objectives of Zone

- (a) *to encourage economic growth and employment opportunities.*
- (b) *to accommodate the rural and residential service needs of the community.*
- (c) *to encourage development that improves the health, vitality and natural, cultural and social environments within business centres and adjacent areas.*

Without Development Consent

Development for the purpose of:

Special care homes.

Exempt development.

Only With Development Consent

Development for the purpose of:

Agricultural structures; agriculture; animal boarding or training establishments; aquaculture; bulky goods retailing establishments; bus stations; child care centres; commercial home catering; communications facilities; community facilities; demolition; depots; dwellings; entertainment facilities; group homes; hospitals; housing for aged or differently abled persons; intensive animal establishments; intensive horticulture establishments; light industries; materials recycling facilities (where the materials are contained within a building); medical centres; passenger transport terminals; places of worship; plant and equipment hire premises; public buildings; recreation areas; recreation facilities; registered clubs; retail plant nurseries; rural industries; service shops; stock and sale yards; utility installations; vehicle body repair workshops; vehicle repair stations; veterinary hospitals; warehouses or distribution centres.

Subdivision.

Prohibited

Development for the purpose of:

Materials recycling facilities (where the materials are not contained within a building) and any other development that is not permitted without development consent or permitted only with development consent.

Description on Map

Coloured blue with red edging and lettered "E".

Business F (Town Centre) Zone

Objectives of Zone

- (a) *to encourage economic growth and employment opportunities.*
- (b) *to accommodate the retail, commercial, housing and social needs of the local and regional community.*
- (c) *to encourage development that improves the health, vitality, cultural environment and social environment within the Hornsby Town Centre.*

Without Development Consent

Development for the purpose of:

Special care homes.

Exempt development.

Only With Development Consent

Development for the purpose of:

Advertisements; bulky goods retailing establishments; business premises; bus stations; car parks; child care centres; commercial home catering; communications facilities; community facilities; convenience stores; demolition; dwellings; educational establishments; entertainment facilities; group homes; home occupations; hospitals; hotels; housing for aged or differently abled persons; medical centres; motels; multi-unit housing; office premises; passenger transport terminals; places of worship; plant and equipment hire premises; public buildings; recreation areas; recreation facilities; registered clubs; restaurants; retail plant nurseries; service stations; shops; utility installations; veterinary hospitals.

Subdivision.

Prohibited

Development that is not permitted without development consent or permitted only with development consent.

Description on Map

Coloured light blue with red edging and lettered "F".

Business G (Town Centre Support) Zone

Objectives of Zone

- (a) *to encourage economic growth and employment opportunities.*
- (b) *to accommodate the commercial, service, housing and social needs of the local and regional community.*
- (c) *to encourage development that supports the Hornsby Town Centre and improves the vitality, cultural environment and social environment of the Centre.*

Without Development Consent

Development for the purpose of:

Special care homes.

Exempt development.

Only With Development Consent

Development for the purpose of:

Advertisements; bulky goods retailing establishments; business premises; bus stations; car parks; child care centres; commercial home catering; communications facilities; community facilities; convenience stores; demolition; depots; dwellings; educational establishments; entertainment facilities; group homes; home occupations; hospitals; housing for aged or differently abled persons; light industries; medical centres; motels; multi-unit housing; office premises; passenger transport terminals; places of worship; plant and equipment hire premises; public buildings; recreation areas; recreation facilities; registered clubs; restaurants; retail plant nurseries; service shop; service stations; tourist facilities; utility installations; vehicle repair stations; veterinary hospitals; warehouses or distribution centres.

Subdivision.

Prohibited

Development that is not permitted without development consent or permitted only with development consent.

Description on Map

Coloured blue with red edging and lettered "G".

Industrial A (General) Zone

Objectives of Zone

- (a) *to encourage economic growth and employment opportunities.*
- (b) *to allow a broad range of industrial, warehousing and other compatible land uses to locate within the area.*
- (c) *to promote development that does not adversely impact upon the natural and built environment.*

Without Development Consent

Development for the purpose of:

Special care homes.

Exempt development.

Only With Development Consent

Development for the purpose of:

Bus stations; car parks; child care centres; communications facilities; community facilities; demolition; depots; dwellings (used in conjunction with other development permitted in this zone); educational establishments; entertainment facilities; generating works; group homes; home occupations; hospitals; industries; light industries; materials recycling facilities; medical centres; passenger transport terminals; places of worship; plant and equipment hire premises; public buildings; recreation areas; recreation facilities; registered clubs; rural industries; sawmills; service shop; service stations; utility installations; vehicle body repair workshops; vehicle repair stations; veterinary hospitals; warehouses or distribution centres.

Subdivision.

Prohibited

Development that is not permitted without development consent or permitted only with development consent.

Description on Map

Coloured purple and lettered "A".

Industrial B (Light) Zone

Objectives of Zone

- (a) *to encourage economic growth and employment opportunities.*
- (b) *to allow a broad range of light industrial, warehousing and other compatible land uses to locate within the area.*
- (c) *to promote development that does not adversely impact upon the natural and built environment.*

Without Development Consent

Development for the purpose of:

Special care homes.

Exempt development.

Only With Development Consent

Development for the purpose of:

Bus stations; car parks; child care centres; communications facilities; community facilities; demolition; depots; dwellings (used in conjunction with other development permitted in this zone); educational establishments; entertainment facilities; group homes; home occupations; hospitals; light industries; materials recycling facilities; medical centres; motor showrooms; passenger transport terminals; places of worship; plant and equipment hire premises; public buildings; recreation areas; recreation facilities; registered clubs; rural industries; service shop; utility installations; vehicle body repair workshops; vehicle repair stations; veterinary hospitals; warehouses or distribution centres.

Subdivision.

Prohibited

Development that is not permitted without development consent or permitted only with development consent.

Description on Map

Coloured purple with red edging and lettered "B".

Special Uses A (Community Purposes) Zone

Objectives of Zone

- (a) *to provide for the cultural needs of the community.*
- (b) *to identify land for the provision of community services and facilities.*
- (c) *to ensure that community uses are compatible with the amenity of the area in which they are located.*

Without Development Consent

Development for the purpose of:

Special care homes.

Exempt development.

Only With Development Consent

Development for the purpose of:

Boarding houses; bus stations; car parks; cemeteries; child care centres; commercial home catering; commercial operation of any sites or facilities administered by the Department of School Education; communications facilities; community facilities; defence purposes; demolition; depots; dwellings; educational establishments; entertainment facilities; group homes; home occupations; home offices; hospitals; housing for aged or differently abled persons; materials recycling facilities; medical centres; multi-unit housing; passenger transport terminals; places of worship; public buildings; recreation areas; recreation facilities; registered clubs; utility installations; veterinary hospitals.

Subdivision.

Prohibited

Development that is not permitted without development consent or permitted only with development consent.

Description on Map

Coloured yellow and lettered "A".

Special Uses B (Transport Corridor) Zone

Objectives of Zone

- (a) *to provide for the transport needs of the community.*
- (b) *to identify land for the provision of transportation networks and facilities.*
- (c) *to preserve land identified for community purposes and transport corridors.*

Without Development Consent

Development for the purpose of:

Special care homes; utility installations.

Exempt development.

Only With Development Consent

Development for the purpose of:

Advertisements; bus stations; car parks; child care centres; communications facilities; community facilities; demolition; depots; dwellings; educational establishments; entertainment facilities; group homes; housing for aged or differently abled persons; materials recycling facilities; medical centres; multi-unit housing; passenger transport terminals; places of worship; public buildings; recreation areas; recreation facilities; road transport terminals.

Prohibited

Development that is not permitted without development consent or permitted only with development consent.

Description on Map

Coloured grey, with classified roads shown by a blue centre line.

Open Space A (Public Recreation - Local) Zone

Objectives of Zone

- (a) *to ensure there is provision of adequate open space to meet the needs of the community and to enhance the environmental quality of the Hornsby area.*
- (b) *to encourage a diversity of recreational settings and facilities.*
- (c) *to protect and preserve areas of urban bushland which are considered valuable in terms of their ecology.*

Without Development Consent

Development for the purpose of:

Bushfire hazard reduction (except ancillary buildings); gardening; landscaping.

Exempt development.

Only With Development Consent

Development for the purpose of:

Agricultural structures; agriculture; aquaculture; buildings ancillary to bushfire hazard reduction, gardening or landscaping; camp or caravan sites; car parks; cemeteries; child care centres; communication facilities; community facilities; dams; demolition; entertainment facilities; forestry; intensive animal establishments; intensive horticulture establishments; public buildings; recreation areas; recreation facilities; utility installations.

Subdivision.

Prohibited

Development that is not permitted without development consent or permitted only with development consent.

Description on Map

Coloured green and lettered "A".

Open Space B (Public Recreation - District) Zone

Objectives of Zone

- (a) *to ensure there is provision of adequate open space to meet the needs of the regional community and to enhance the environmental quality of the Hornsby area.*
- (b) *to encourage a diversity of recreational settings and facilities.*
- (c) *to protect and preserve areas of urban bushland which are considered valuable in terms of their ecology.*

Without Development Consent

Development for the purpose of:

Bushfire hazard reduction (except ancillary buildings); gardening; landscaping.

Exempt development.

Only With Development Consent

Development for the purpose of:

Agricultural structures; agriculture; aquaculture; buildings ancillary to bushfire hazard reduction, gardening or landscaping; camp or caravan sites; car parks; cemeteries; child care centres; communication facilities; community facilities; demolition; dams; entertainment facilities; forestry; intensive animal establishments; intensive horticulture establishments; public buildings; recreation areas; recreation facilities; utility installations.

Subdivision.

Prohibited

Development that is not permitted without development consent or permitted only with development consent.

Description on Map

Coloured green with red edging and lettered "B".

Open Space C (Private Recreation) Zone

Objectives of Zone

- (a) *to ensure there is provision of adequate open space to meet the needs of the community and to enhance the environmental quality of the Hornsby area.*
- (b) *to encourage a diversity of recreational settings and facilities.*
- (c) *to sustain the use of privately owned land for sporting activities.*

Without Development Consent

Development for the purpose of:

Bushfire hazard reduction (except ancillary buildings); gardening; landscaping.

Exempt development.

Only With Development Consent

Development for the purpose of:

Agricultural structures; agriculture; aquaculture; buildings ancillary to bushfire hazard reduction, gardening or landscaping; camp or caravan sites; car parks; cemeteries; child care centres; communication facilities; community facilities; demolition; dams; entertainment facilities; forestry; intensive animal establishments; intensive horticulture establishments; public buildings; recreation areas; recreation facilities; registered clubs; utility installations.

Subdivision.

Prohibited

Development that is not permitted without development consent or permitted only with development consent.

Description on Map

Coloured green with red edging and lettered "C".

Environmental Protection A (Wetlands) Zone

Objectives of Zone

- (a) *to protect the ecological value of wetland areas.*
- (b) *to assist in the maintenance of acceptable water quality in the Hawkesbury River.*
- (c) *to provide for development that is compatible with the ecology of wetland areas.*

Without Development Consent

Nil.

Only With Development Consent

Development for the purpose of:

Agriculture; aquaculture; intensive animal establishments; intensive horticulture establishments; works for drainage or that promote the scientific or educational value of wetlands.

Prohibited

Development that is not permitted only with development consent.

Description on Map

Coloured orange and lettered "A".

Environmental Protection B (River Catchment) Zone

Objectives of Zone

- (a) *to protect the natural environment of sensitive areas within the catchment of the Hawkesbury River.*
- (b) *to protect the valleys and escarpments within the catchment of the Hawkesbury River and accommodate land uses, including housing, that recognise environmental sensitivity of the area.*
- (c) *to protect the scenic quality of visually prominent areas and water quality within the catchment of the Hawkesbury River.*

Without Development Consent

Development for the purpose of:

Agriculture; home occupations; special care homes; works which, in the opinion of the Council, are minor and will not cause significant environmental impact.

Exempt development.

Only With Development Consent

Development for the purpose of:

Agricultural structures; aquaculture; attached dwellings; bushfire hazard reduction (except ancillary buildings); communications facilities; dams; demolition; dwelling-houses; gardening; group homes; intensive animal establishments; intensive horticulture establishments; landscaping; recreation areas; recreation facilities; utility installations.

Subdivision.

Prohibited

Development that is not permitted without development consent or permitted only with development consent.

Description on Map

Coloured orange with red edging and lettered "B".

Environmental Protection C (Tourist) Zone

Objectives of Zone

- (a) *to protect the environment of sensitive areas within the catchment of the Hawkesbury River.*
- (b) *to promote environmentally sensitive development that provides employment opportunities.*
- (c) *to provide for visitor recreation and accommodation.*

Without Development Consent

Development for the purpose of:

Agriculture; home occupations; special care homes; works which, in the opinion of the Council, are minor and will not cause significant environmental impact.

Exempt development.

Only With Development Consent

Development for the purpose of:

Agricultural structures; aquaculture; attached dwellings; bushfire hazard reduction; dams; demolition; dwelling-houses; intensive animal establishments; intensive horticulture establishments; recreation areas; recreation facilities; tourist facilities; utility installations.

Subdivision.

Prohibited

Development that is not permitted without development consent or permitted only with development consent.

Description on Map

Coloured orange with red edging and lettered "C".

Environmental Protection D (Recreation) Zone

Objectives of Zone

- (a) *to protect the environment of sensitive areas within the catchment of the Hawkesbury River.*
- (b) *to provide opportunities for the development of recreation facilities.*
- (c) *to permit development that tolerates flooding.*

Without Development Consent

Development for the purpose of:

Agriculture; home occupations; special care homes; works which, in the opinion of the Council, are minor and will not cause significant environmental impact.

Exempt development.

Only With Development Consent

Development for the purpose of:

Agricultural structures; aquaculture; attached dwellings; bushfire hazard reduction (except ancillary buildings); camp or caravan sites; dams; demolition; dwelling-houses; intensive animal establishments; intensive horticulture establishments; recreation areas; utility installations.

Subdivision.

Prohibited

Development that is not permitted without development consent or permitted only with development consent.

Description on Map

Coloured orange with red edging and lettered "D"

Environmental Protection E (River Settlement) Zone

Objectives of Zone

- (a) *To protect the natural environment of sensitive areas within the catchment of the Hawkesbury River.*
- (b) *To accommodate low density housing that is consistent with the environmental sensitivity, infrastructure limitations and access limitations of the area.*
- (c) *To protect the scenic quality and water quality of the area and promote development that is within the environmental capacity of the area.*

Without Development Consent

Development for the purpose of:

Home occupations; special care homes.

Exempt development.

Only With Development Consent

Development for the purpose of:

Bushfire hazard reduction (except ancillary buildings); communications facilities; demolition; dwelling-houses; group homes; utility installations.

Subdivision.

Prohibited

Development that is not permitted without development consent or permitted only with development consent.

Description on Map

Coloured orange with red edging and lettered "E".

National Parks and Nature Reserves Zone

Objective of Zone

To identify land dedicated or reserved as National Park under the National Parks and Wildlife Act 1974.

Without Development Consent

Development for the purpose of:

Anything authorised by or under the National Parks and Wildlife Act 1974.

Only With Development Consent

Nil.

Prohibited

Development that is not permitted without development consent.

Description on Map

Uncoloured and with dark green edging.

Part 3: General Controls

7A.

EXEMPT DEVELOPMENT

Objective of Provision

To exempt minor development from requiring development consent.

Exempt development

- (1) Development of minimal environmental impact listed as exempt development in the *Exempt and Complying Development DCP* is exempt development, except as provided by subclauses (2) and (3).
- (2) Development is exempt development only if:
 - (a) it does not cause interference with the amenity of the neighbourhood because of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, stormwater, waste products, grit or oil or otherwise, and
 - (b) it complies with any “deemed-to-satisfy provisions” of the Building Code of Australia relevant to the development, and
 - (c) it complies with any relevant standards set for the development by this plan and the *Exempt and Complying Development DCP*, and
 - (d) it does not contravene any condition of a development consent applying to the land, and
 - (e) it does not obstruct drainage of the site on which it is carried out, and
 - (f) it does not restrict any vehicular or pedestrian access to or from the site or any adjacent site, and
 - (g) it is carried out at least one metre from any easement or public sewer main and complies with the building over sewer requirements of the Sydney Water Corporation applying to the land,
 - (h) it does not require a tree (as defined by the Council’s Tree Preservation Order), to be removed or is located within 4 metres of a tree, and
 - (i) the owner’s consent for the land on which the exempt development activity is to be undertaken has been granted.
- (3) Development is not exempt development if it is carried out on land that:
 - (a) is the site of a heritage item, as identified in an environmental planning instrument, or
 - (b) is an Aboriginal place under the *National Parks and Wildlife Act 1974*, or
 - (c) is within the Environmental Protection A (Wetlands) zone, or
 - (d) is reserved or dedicated under the *Crown Lands Act 1989* for the preservation of flora, fauna or geological formations or for other environmental protection purposes, or
 - (e) is an aquatic reserve declared under the *Fisheries Management Act 1994*.

7B.

COMPLYING DEVELOPMENT

Objective of Provision

To detail the provisions relating to complying development.

Complying Development

- (1) Development listed as complying development in the *Exempt and Complying Development DCP* is complying development if:
 - (a) it is local development of a kind that can be carried out with consent on the land on which it is proposed, and
 - (b) it is not an existing use, as defined in section 106 of the Act,except as provided by subclauses (2) and (3).
- (2) Development is complying development only if:
 - (a) it complies with any “deemed-to-satisfy” provisions of the Building Code of Australia relevant to the development, and
 - (b) it complies with any relevant standards set for the development by this plan and the *Exempt and Complying Development DCP*, and
 - (c) no environmental planning instrument states that the adequacy of an acid sulfate soils management plan for the proposed development must be considered before consent can be granted for it, and
 - (d) it is consistent with any plan of management approved under *State Environmental Planning Policy No. 44 - Koala Habitat Protection*, and with any recovery plan or threat abatement plan in force under the *Threatened Species Conservation Act 1995* that apply to the land, and
 - (e) it does not contravene any condition of a development consent applying to the land, and
 - (f) a certificate of compliance has been obtained for the development, if required, from Sydney Water Corporation, and
 - (g) it is not integrated development under the Act, and
 - (h) it does not require the concurrence of another authority, and
 - (i) it is accessible to vehicles through a legally created accessway, driveway, right of carriageway or the like, and
 - (j) the owner’s consent for the land on which the complying development activity is to be undertaken has been granted.
- (3) Development is not complying development if it is carried out on land that:
 - (a) is an environmentally sensitive area as indicated in the *Exempt and Complying Development DCP*.
 - (b) has been identified as being contaminated under *State Environmental Planning Policy No. 55 - Remediation of Land* (such as because the site has previously been used as a service station or a sheep or cattle dip, for intensive agriculture, mining or extractive industry, waste storage or waste treatment, or for the manufacture of chemicals, asbestos or asbestos products), and a notice of completion of remediation work for the proposed use has not been given to the Council in accordance with the policy, or
 - (c) is an Aboriginal place under the *National Parks and Wildlife Act 1974*, or
 - (d) is within the Environmental Protection A (Wetlands) zone, Environmental Protection B (River Catchment) zone, Environmental Protection C (Tourist) zone or Environmental Protection D (Recreation) zone, or

- (e) is reserved or dedicated under the *Crown Lands Act 1989* for the preservation of flora, fauna or geological formations or for other environmental protection purposes, or
 - (f) is an aquatic reserve declared under the *Fisheries Management Act 1994*, or
 - (g) is identified as a scenic area of regional significance or significance beyond the region under *Sydney Regional Environmental Plan No. 20 - Hawkesbury Nepean River*.
- (4) A complying development certificate issued for any such development is to be subject to the conditions for the development specified in the *Exempt and Complying Development DCP*, as in force when the certificate is issued.

8.

TREE PRESERVATION

Objective of Provision

To maintain the amenity of the Hornsby area through the preservation of trees.

Tree preservation

- (1) The Council may make, revoke or amend a tree preservation order.
- (2) A person shall not carry out or permit or direct or cause any ringbarking, cutting down, topping, lopping, removing or wilful destruction of any tree or trees to which a tree preservation order applies without the consent of the Council. This does not apply to or in respect of :
 - (a) trees within a State Forest, or within a timber or forest reserve, within the meaning of the Forestry Act 1916; or
 - (b) trees in a National Park, within the meaning of the National Parks and Wildlife Act 1974; or
 - (c) action required by clause 23 of the Electricity (Overhead Line Safety) Regulation 1991; or
 - (d) plants declared to be noxious weeds under the Noxious Weeds Act 1993.
- (3) A tree preservation order, and any revocation or amendment of such an order, does not have effect until it has been published in a newspaper circulating in the area of the Council.

9.

LANDFORM MODIFICATION

Objective of Provision

To control soil erosion, sedimentation, tree loss and drainage impacts associated with landform modification.

Landform modification

A person shall not, without the consent of the Council, carry out a work or any other development on land for any purpose where the work or other development has, in the opinion of the Council, the effect of significantly affecting the natural environment, through either filling or excavation.

10.

SERVICES

Objective of Provision

To ensure that all development has adequate water and sewerage services.

Services

The Council shall not grant consent to the carrying out of development on land to which this plan applies unless it is satisfied that adequate water and sewerage services are available and arrangements have been made that are satisfactory to the Water Board for the provision, adjustment or amplification of the Board's water, sewerage and drainage systems.

11.

DEVELOPMENT NEAR ZONE BOUNDARIES

Objective of Provision

To allow for development near zone boundaries where the development is prohibited by zoning but is not inconsistent with the aims and objectives of this plan.

Development near zone boundaries

- (1) This clause applies to transitional land.
- (2) Regardless of any other provision of this plan, development may, with the consent of the Council, be carried out on land to which this clause applies within a zone, for any purpose for which development may be carried out in the adjoining zone, where the Council is satisfied that:
 - (a) the development is not inconsistent with the aims and objectives of this plan and the objectives of both zones; and
 - (b) in the case of business or industrial development, suitable land or premises are not available for the development in any business or industrial zone in the locality.

12.

TEMPORARY USE OF LAND

Objective of Provision

To permit the temporary use of land for cultural activities.

Temporary use of land

Regardless of any other provision of this plan, a person may carry out development on any land with the consent of the Council for any purpose for a maximum period of 28 days, whether consecutive or non-consecutive, in any one year provided that, in the opinion of the Council, the purpose contributes to the cultural well-being of the community .

13.

SUSPENSION OF RESTRICTIONS ON LAND

Objective of Provision

To ensure private restrictions do not restrict development or activities being carried out in accordance with this plan.

Suspension of covenants, agreements and similar instruments

- (1) For the purpose of enabling development to be carried out in accordance with this plan and in accordance with a consent granted under the Act, any agreement, covenant or other similar instrument that would otherwise prohibit or restrict development which is in accordance with this plan or such a consent does not apply to the development. This does not affect the rights or interests of any public authority under any registered instrument.
- (2) In accordance with section 28 of the Act, the Governor approved of subclause (1) before this plan was made.

Part 4: Special Controls

14.

DENSITY

Objective of Provision

To provide for the development of land at a density that is in accordance with the land's environmental capacity and zone objectives.

Subdivision

- (1) Land may be subdivided, but only with the consent of the Council.
- (2) If a subdivision creates an allotment wholly within one of the zones specified in the table below, the allotment must have at least the minimum area set by the table for an allotment in the zone. If a subdivision creates an allotment, parts of which are within different zones, at least one of which is a zone specified in the table below, the allotment must include at least so much land within a zone specified in the table as is the minimum area set by the table for an allotment in the zone. In calculating the area of a battle-axe or hatchet shaped allotment, the area of any accessway, right of carriageway or the like is to be excluded.

Minimum Allotment Size Table

Zone	Minimum area per allotment
Rural AA (Large Holdings – Agricultural Landscapes)	10ha
Rural AE (Large Holdings – Extraction)	10ha
Rural AR (Large Holdings – Rural Landscapes)	10ha
Rural BA (Small Holdings - Agricultural Landscapes)	2ha
Rural BR (Small Holdings - Rural Landscapes)	2ha
Residential A (Low Density)	500m ²
Residential AA (Low Density - Aquaculture)	500m ²
Residential AM (Low Density - Medical Support)	500m ²
Residential AR (Low Density – Rural Village)	500m ²
Residential AS (Low Density - Sensitive Lands)	600m ²
Residential AT (Low Density - Tourist Village)	500m ²
Environmental Protection A (Wetlands)	40ha
Environmental Protection B (River Catchment)	40ha
Environmental Protection C (Tourist)	1000m ²
Environmental Protection D (Recreation)	5ha
Environmental Protection E (River Settlement)	40ha

Variations on minimum allotment size

- (2A) Regardless of subclause (2), the Council may consent to subdivision that results in the creation of allotments of less than the relevant minimum area specified in the Table to that subclause, being allotments that comprise the land shown edged heavy black in Diagram 3 in Schedule BA, but only if:
 - (a) each such allotment has an area of not less than 8,000m², and
 - (b) the Council is satisfied that the subdivision will facilitate development for the purposes of playing fields, courts, a covered recreation area, a sports store, and ancillary buildings on land shown edged heavy black on the map marked "Hornsby Shire Local Environmental Plan (Amendment No. 77)", each of which is to form part of the adjoining Pacific Hills Christian School.

Multi-unit housing

- (3) Regardless of subclause (2), the Council may consent to the development of land for the purpose of multi-unit housing, but only where the Council is satisfied that the development will result in a density not greater than:
- (a) one dwelling per 350m² within the Residential A, AA, AM, or AT zone, exclusive of any accessway, rights of carriageway and public or private roads; or
 - (b) one dwelling per 400m² within the Residential AS zone, exclusive of any accessway, rights of carriageway and public or private roads.
- (4) Land within the Residential A, AA, AM, AS or AT zone on which dwellings comprising multi-unit housing are situated may be subdivided for the purpose of creating separate land titles for dwellings only if the subdivision complies with subclause (2). The separate occupation of the proposed lots illustrated by a proposed strata plan relating to multi-unit housing situated on any such land is prohibited.
- (4A) The Council is not to consent to the erection of multi-unit housing on a site area consisting of the whole or part of any of the 9 numbered development sites shown edged heavy black on Diagram 1 in Schedule BA unless the Council has considered whether it should require consolidation of all or some of the allotments comprising the numbered development site concerned.
- (4B) Regardless of subclauses (2), (3) and (4), the Council may consent to the subdivision or other development of land shown edged heavy black in Diagram 2 in Schedule BA for the purposes of multi-unit housing, if the proposed development satisfies the provisions on that Diagram.

Housing for aged or differently abled persons

- (5) This clause does not apply to development for the purposes of housing for aged or differently abled persons.

15.

FLOORSPACE RATIO

Objective of Provision

To control the intensity and scale of development of land so that development will be in accordance with the land's environmental capacity and zone objectives.

Floorspace ratio

- (1) Development is not to result in a building that exceeds the floorspace ratio indicated in the table below.

Zone	Floorspace Ratio
Residential A (Low Density)	0.4:1
Residential AA(Low Density - Aquaculture)	0.4:1
Residential AM (Low Density - Medical Support)	0.4:1
Residential AR (Low Density – Rural Village)	0.4:1
Residential AS (Low Density - Sensitive Lands)	0.4:1
Residential AT (Low Density - Tourist Village)	0.4:1
Residential B (Medium Density)	0.6:1
Residential C (Medium/High Density)	1.2:1
Residential D (High Density)	1.6:1

Business A (General)	1:1
Business B (Special)	0.5:1
Business C (Neighbourhood)	0.5:1
Business D (Aquatic Service Centre)	0.5:1
Business E (Service Centre)	0.7:1
Business F (Town Centre)	2:1
Business G (Town Centre Support)	1:1
Industrial A (General)	1:1
Industrial B (Light)	1:1
Environmental Protection C (Tourist)	0.3:1
Environmental Protection D (Recreation)	0.02:1
Environmental Protection E (River Settlement)	0.4:1

Floorspace ratio variations

- (2) In relation to land shown edged heavy black on a Diagram in Schedule B, subclause (1) is subject to the provisions of Schedule B that apply to that land.

Floorspace ratios for Residential D (High Density) Zone

- (3) Despite subclause (1), the Council is not to consent to the erection of multi-unit housing on any of the 9 numbered development sites shown edged heavy black on Diagram 1 in Schedule BA unless the Council is satisfied that the development will result in a floorspace ratio of not less than 1.6:1 and not more than 2:1.

Exclusion of certain areas in low density residential zones

- (4) For the purposes of this clause, the area of any accessway, right of carriageway or the like is to be excluded from the site area for the purposes of calculating the floorspace ratio for land within any of the following Zones:
 - (a) the Residential A (Low Density) Zone,
 - (b) the Residential AA (Low Density – Aquaculture) Zone,
 - (c) the Residential AM (Low Density – Medical Support) Zone,
 - (d) the Residential AR (Low Density – Rural Village) Zone,
 - (e) the Residential AS (Low Density – Sensitive Lands) Zone,
 - (f) the Residential AT (Low Density – Tourist Village) Zone.

16.

COUNCIL LAND

Objective of Provision

To classify Council land for operational purposes.

Classification of public land

- (1) The land referred to in Schedule C is classified or reclassified as operational land.
- (2) Nothing in this clause prevents the classification or reclassification of land by the Council under section 31, 32 or 33 of the Local Government Act 1993.
- (3) In accordance with section 30 of the *Local Government Act 1993*, a parcel of land shown edged heavy black on a Diagram set out in Part 2 of Schedule C, to the extent that it is a public reserve, ceases to be a public reserve on the commencement of the relevant amending plan and, by the operation of that plan, is discharged from any trusts, estates, interests, dedications, conditions, restrictions and covenants affecting the land or any part of the land, except for:
 - (a) any reservations that except land out of a Crown grant relating to the land; and

- (b) reservations of minerals (within the meaning of the *Crown Lands Act 1989*).
- (4) Before the relevant amending plan that inserted a Diagram into Part 2 of Schedule C was made, the Governor approved of subclause (3) applying to the land.
- (5) In this clause, ***the relevant amending plan***, in relation to a parcel of land shown edged heavy black on a Diagram set out in Part 2 of Schedule C, is the local environmental plan cited at the end of the description of the parcel on the Diagram.
- (6) Land described in Part 1 of Schedule C is not affected by the amendments made by the *Local Government Amendment (Community Land Management) Act 1998* to section 30 of the *Local Government Act 1993*.
- (7) A parcel of land shown edged heavy black on a Diagram set out in Part 3 of Schedule C:
 - (a) to the extent (if any) that the land is a public reserve, does not cease to be a public reserve, and
 - (b) continues to be affected by any trusts, estates, interests, dedications, conditions, restrictions or covenants by which it was affected before its classification, or reclassification, as the case requires, as operational land.

17.

LAND ACQUISITION

Objective of Provision

To provide for the acquisition of land for community purposes.

Acquisition of certain land

- (1) The owner of any vacant land within the Special Uses B (Transport Corridor) zone and marked on the map with a blue centre line may, by notice in writing, require:
 - (a) the Roads and Traffic Authority - in the case of land that is included in the 5 year works program of the Roads and Traffic Authority current at the time of receipt of the notice; or
 - (b) the corporation under the Act - in any other case,
 to acquire the land.
- (2) The owner of any land within the Special Uses B (Transport Corridor) zone and marked on the map with a blue centre line that is not vacant may, by notice in writing, require the Roads and Traffic Authority to acquire the land if:
 - (a) the land is included in the 5 year works program of the Roads and Traffic Authority current at the time of receipt of the notice; or
 - (b) the Roads and Traffic Authority is of the opinion that the owner of the land will suffer hardship if the land is not acquired within a reasonable time.
- (3) On receipt of a notice under this clause, the Roads and Traffic Authority or the corporation, as the case may be, must acquire the land unless the land might reasonably be required to be dedicated for public roads.
- (4) The owner of any land within the Special Uses B (Transport Corridor) zone marked "Proposed County Road" may request, in writing, the Department of Planning to acquire the land. On receipt of the request, the Department of Planning must acquire the land.

- (5) The owner of land in the Open Space A (Public Recreation - Local) zone may request, in writing, the Council to acquire the land. On receipt of the request, the Council must acquire the land.
- (6) The owner of land in the Open Space B (Public Recreation - District) zone which is cross hatched on the map may request, in writing, the corporation to acquire the land. On receipt of the request, the corporation must acquire the land.
- (7) Nothing in this clause requires a public authority to acquire land that is owned by another public authority and held by the other public authority for a purpose referred to in section 26(c) of the Act.

Interim development

- (8) The Council may, with the concurrence of the public authority responsible for acquisition of the land, consent to any development of land zoned Special Uses B (Transport Corridor), or Open Space A (Public Recreation - Local) or Open Space B (Public Recreation - District) if the land has not been acquired by the public authority responsible for acquisition of the land. In determining whether to grant concurrence, the public authority shall take into consideration the effect of the proposed development on the costs of acquisition, the imminence of acquisition and the costs of reinstatement of the land for the purposes for which the land is to be acquired.

18.

HERITAGE

Objective of Provision

To provide for continuity with the past by conserving the heritage of the Hornsby area and to ensure that Aboriginal heritage is preserved and conserved wherever possible.

Consent for heritage items and conservation areas

- (1) The consent of the Council is required to carry out the following development if it affects a building, work, tree, relic or place that is a heritage item listed in Schedule D or that is situated within a heritage conservation area shown in Schedule E:
 - (a) demolishing, defacing or damaging such a heritage item or component of a heritage conservation area;
 - (b) altering such a heritage item or component of a heritage conservation area by making structural changes to its exterior;
 - (c) altering such a heritage item or component of a heritage conservation area by making non-structural changes to the detail, fabric, finish or appearance of its exterior, except changes resulting from any maintenance necessary for its ongoing protective care which does not adversely affect its heritage significance;
 - (d) moving such a heritage item or component of a heritage conservation area, or excavating land for the purpose of discovering or moving such an item or component, if it is a relic;
 - (e) erecting a building on, or subdividing, land on which such a heritage item is located or which is within a heritage conservation area.

- (2) Development consent is not required by this clause if the Council is of the opinion that the proposed development would not adversely affect the heritage significance of the heritage item or heritage conservation area.
- (3) When determining a development application required by this clause, the Council must take into consideration the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area.

Heritage Council to be notified of proposed demolition

- (4) Before granting consent to an application to demolish a heritage item of State or national significance, the Council must notify the Heritage Council of its intention to do so and take into consideration any comments received from the Heritage Council within 28 days of the notice being sent.

Development in the vicinity of heritage items, heritage conservation areas, archaeological sites or potential archaeological sites

- (5) The Council must take into consideration the likely effect of the proposed development on the heritage significance of a heritage item and its setting, and on the heritage significance of a heritage conservation area, archaeological site or potential archaeological site, when determining an application for consent to carry out development on land in its vicinity.

Heritage assessment and conservation plans

- (6) The Council must not determine a development application required by this clause until it has considered:
 - (a) a heritage assessment, if a heritage item of local significance is involved; or
 - (b) a conservation plan, if a heritage item of regional, State or national significance is involved.

Development of known or potential archaeological sites

- (7) The Council may grant consent to the carrying out of development on an archaeological site, or a potential archaeological site that has European heritage significance, only if the consent authority is satisfied that any necessary excavation permit under the Heritage Act 1977 has been granted.

Classification of heritage items

- (8) Heritage items are classified as being of local, regional, State or national significance in Schedule D.

Management of Aboriginal sites, relics and places

- (9) The Council may grant consent to the carrying out of development on:
 - (a) an archaeological site or a potential archaeological site that is the location of an Aboriginal place or relic, within the meaning of the National Parks and Wildlife Act 1974; or
 - (b) on land containing bushland and zoned:
 - (i) Rural AA, AE, AR, BA or BR, where the area to be disturbed is greater than 0.1ha; or
 - (ii) Residential A, AA, AM, AR, AS or AT, with a site area greater than 1 ha; or
 - (iii) Open Space A, B or C, where the area of land to be disturbed is greater than 0.1ha; or

- (iv) Environmental Protection A, B, C, D or E with a site area greater than 1ha or where the area of land to be disturbed is greater than 0.1ha; or
- (c) on land which contains any or all of the following locations or features:
- (i) estuarine foreshore;
 - (ii) a creekline/drainage line with sandstone base;
 - (iii) sandstone exposures at ground level which are larger than 5m² in area; or
 - (iv) sandstone cliffline or isolated boulder higher than 2m,

only if the Council has considered an assessment of Aboriginal heritage which includes an assessment of how the proposed development would affect the conservation of the site and any relic known to be located at the site and identifying conservation policies and management mechanisms that are appropriate to enable conservation of both the site and any such relic.

Conservation Incentives

- (10) The Council may grant consent to an application to carry out development involving the use, for any purpose, of a building that is a heritage item and/or an ancillary outbuilding on land zoned Rural AA, AR, BA or BR, even though that development is prohibited elsewhere in this plan, if it is satisfied that:
- (a) the proposed development would not adversely affect the heritage significance of the item and its setting, or the amenity of the area; and
 - (b) the proposed development would not adversely affect the traffic or car parking conditions of the site or area; and
 - (c) the proposed development is compatible with the rural character of the area; and
 - (d) the conservation of the building depends on the granting of the consent; and
 - (e) in the event that the heritage item is demolished or destroyed, the use ceases within 12 months.
- (11) The Council may grant consent to an application to carry out development involving the erection of a second dwelling on a site that contains a dwelling that is a heritage item, even though that development is prohibited elsewhere in this plan, if:
- (a) the item is located on land zoned Rural AA, AR, BA or BR; and
 - (b) the Council is satisfied that the erection of a second dwelling would not adversely affect the heritage significance of the item or its setting; and
 - (c) the conservation of the building depends on the granting of the consent; and
 - (d) the proposal does not involve subdivision, unless the minimum subdivision standard of the relevant zones are met.

19.

BUSHLAND PROTECTION

Objective of Provision

To protect significant flora and fauna habitats.

Bushland protection

- (1) A person shall not carry out development on land designated "bushland protection" on the map without the consent of the Council.
- (2) For the purpose of removal of doubt, "development" on any such land includes:
 - (a) the erection of a fence or any other structure at all on the land; and
 - (b) the removal of soil or rock from the land; and
 - (c) the deposit of soil, rock or any other matter on the land; and
 - (d) the destruction or removal of any tree or other vegetation on the land.

20.

WATERWAYS

Objective of Provision

To protect the amenity of foreshore areas and control development within flood prone areas.

Development below mean high water mark

- (1) The consent of the Council is required for all development below mean high water mark.

Foreshore building line

- (2) A foreshore building line applies as indicated by a broken black line on the map and identified as "Foreshore Building Line".
- (3) Regardless of the zoning control table in this plan, development is prohibited between the foreshore building line and mean high water mark, except development for the purpose of the following, which requires development consent:
 - (a) a wharf, jetty or pontoon;
 - (b) a slipway;
 - (c) a single storey boatshed not exceeding 30m² in area;
 - (d) works to enable pedestrian access.

Flood prone land

- (4) Flood prone land is the land located between the mean high water mark and the flood line shown by a blue line and identified as "Flood Line" on the map.
- (5) Development consent is required for all development between the flood line and the mean high water mark.
- (6) The floor of any habitable part of a building situated on flood prone land is to be not less than 6 metres above standard datum.

21.

DESIGNATED DEVELOPMENT

Objective of Provision

To ensure that development with potential for significant environmental impact is more closely examined.

Designated development

Development for the following purposes of land within Sanbrook Inlet, Brooklyn Boat Harbour and Parsley Bay, or on land which is located within a distance of 20 metres below the mean high water mark of Dangar Island is declared to be designated development:

- (a) dredging (other than for drainage purposes or minor dredging works as determined by the Council);
- (b) reclamation.

22.

EXCEPTIONS

Objective of Provision

To provide exceptions that allow or prohibit land uses and other development in accordance with the overall objectives of this plan.

Exceptions

- (1) Regardless of any other provision in this plan, the following land uses and other development are permitted with the consent of the Council in accordance with the following Table:

Table

Address/Area	Land Description	Permitted Land Use or Other Development
No. 236 New Line Road, Dural	Lot 1 DP 584938	Ceramic tile factory
Nos. 11 - 31 Alexandria Parade, Waitara	Lot 105 DP 3250 Lots X and Y DP 399500 Lot A DP 308125	Club
No. 57 Salisbury Road, Asquith	Part Lot 2 DP 610539	Parking
Nos. 1665 - 1669 Old Northern Road, Glenorie	Lot 2 DP 216873	Shop not exceeding 72m ² and associated storage of primary produce not exceeding 63m ²
Nos. 23,25 and 27 Wongala Crescent, Beecroft	Lot Y DP 380446 Lots 7 and 8 DP 758074 Lot 1 DP 951303	Office premises within dwelling-houses where the floorspace ratio for all buildings does not exceed 0.3:1
Nos. 388-400 Pennant Hills Road, Pennant Hills	Part Lot G DP 372261 Lots C and 4-7 DP 262782	Service station
No. 21 Ethel Street, Hornsby	Lot 2 DP 502194	Use of the existing professional consulting rooms by not more than three medical practitioners and one dentist
Land within a Residential zone	Each site for which consent has been obtained for the use of a building for health consulting rooms prior to the commencement of this plan.	Health consulting rooms
Land within a Rural zone	Each site for which consent has been obtained for the use of a building or land for a retail plant nursery prior to the commencement of this plan.	Retail plant nurseries

No. 26 Stanley Road, Epping	Lot 1, D.P.211131	Use of premises as a restaurant for not more than 5 years after the date on which Hornsby Shire Local Environmental Plan 1994 (Amendment No. 1) took effect.
Nos. 69-73 Bay Road, Berrilee	Lot 2, D.P.610018	Parking
Lot 355 Berowra Waters Road, Berowra Heights	Lot 355 DP 752026	Subdivision, to create a maximum of three (3) lots and one (1) dwelling on each lot.
Land within the Dural Service Centre	Lot 1 DP 285130 Lot 2 DP285130 Lot 3 DP 285130 Lot 2 DP 845733	Eat in/takeaway restaurant
Land within the Dural Service Centre	Pt Lot 1 DP 552772 Lot 7 DP 285169 Lot 2 DP 285160 Lot 15 DP 285169	Eat in restaurant
No.12 Northcote Road, Hornsby	Lots A and B DP 374600 and Lot 6 DP 10020	Strata title subdivision
No. 857 Old Northern Road, Dural	Pt. Lot C, DP349226	Use of the house (which is a heritage item) and outbuilding situated on the land when this item commenced for an antique shop, art gallery and antique restoration workshop.
Nos. 41-45 Pacific Highway, Waitara	Lot 2 DP 221831	Motor showroom
No. 30 Edgeworth David Avenue, Hornsby	Lot 1 DP 935991	Place of worship
No. 154 Castle Hill Road, Cherrybrook	Lot 32 DP 771968	Strata title subdivision
The land bounded by the Main Northern Railway, Pretoria Parade, Pacific Highway and Government Road, Hornsby.	Land shown edged heavy black on the map marked "Hornsby Shire Local Environmental Plan (Amendment No.36)".	Use of ground floor premises for business premises; office premises; restaurants; shops.
No. 50 Carters Road, Dural	Part of Lot 3 DP 419265, as shown edged heavy black on the map marked " <i>Hornsby Shire Local Environmental Plan (Amendment No.46)</i> ".	High-technology industry involving laser research and preparation of laser-based and other technology-based multi-media displays for off-site performances.
Land within a Rural zone	Each site for which consent has been obtained for the use of a building or land for an education establishment prior to the commencement of Hornsby Shire Local Environmental Plan 1994 (Amendment No. 50).	Education establishments

Land within a Rural zone	Each site for which consent has been obtained for the use of a building or land for a caravan park prior to the commencement of Hornsby Shire Local Environmental Plan 1994 (Amendment No. 50).	Caravan parks
Land within a Rural zone	Each site for which consent has been obtained for the use of a building or land for a public building prior to the commencement of Hornsby Shire Local Environmental Plan 1994 (Amendment No. 50).	Public buildings
No. 353 Galston Road, Galston	Pt Lot B2 DP 353028	Coffee shop or a dine-in-only restaurant
No. 8 Crusader Road, Galston	Part of Lot 159 DP 752048 zoned Open Space C (Private Recreation)	Youth and family camp incorporating education, religious, recreation and other activities, including temporary on-site accommodation for clients and staff and permanent accommodation for staff
No. 94B Bay Road, Berrilee	Lot 247, DP 752048	Storage of boats, caravans, trailers and ancillary cars
No. 180-184 Pennant Hills Road, Thornleigh	Part Lot 5 DP 484 Lot 1 DP 650531 Lot 1 DP 937677 Lot 1 DP 779936	Veterinary hospital, boarding kennels and restaurant
Nos. 186-190 Pennant Hills Road, Thornleigh	Lot 1 DP 1002891 Lot 1 DP 792802 Lot 1 DP 1002902	Service station and convenience store
No. 27 Rembrandt Street, Carlingford	Lot 209 DP 206540	Pathology Collection Centre
No. 381 Pennant Hills Road and No. 2 The Crescent, Pennant Hills	Lot 1 DP 804852 Lot A DP 378975 Lot D DP 359636	Development authorised by a development consent in force immediately before the commencement of <i>Hornsby Shire Local Environmental Plan 1994 (Amendment No. 71)</i> , being a development consent that is still in force.
Lot No. 1 Sunny Corner, Berowra Creek	Lot 1 DP 901023 Lot A DP 319646 Lot 1 DP 1003363 Lot 0 DP 752026	Restaurant and holiday cabins
Lot No. 99 Fishermans Point, Berowra Creek	Lot 99 DP 132067 Lot B DP 363636 Lot 1 DP 659848	Eco-tourism facility

No. 943 Old Northern Road, Dural	Lot 3 DP 711920	Hairdressing salon where the use is wholly located within the external walls of the dwelling that existed on the date on which Hornsby Shire Local Environmental Plan 1994 (Amendment No. 72) took effect.
No. 937 Old Northern Road, Dural	Lot 1 DP 618271	Art and craft gallery in accordance with a development consent granted prior to the making of this plan or antique shop where the use is wholly located within the external walls of the buildings that existed on the date on which Hornsby Shire Local Environmental Plan 1994 (Amendment No. 72) took effect and any land required by the Roads and Traffic Authority is dedicated as public road.
Nos. 895-945 Old Northern Road and Nos. 535-539 Galston Road, Dural	Land shown edged heavy black on the map marked "Hornsby Shire Local Environmental Plan 1994 (Amendment No. 72)".	Home office where any land required by the Roads and Traffic Authority is dedicated as public road.
Nos. 895-945 Old Northern Road and Nos. 535-539 Galston Road, Dural	Land shown edged heavy black on the map marked "Hornsby Shire Local Environmental Plan 1994 (Amendment No. 72)".	Not more than 2 premises (being coffee shops, health consulting rooms or office premises, or any combination of those) per allotment and where each such premises does not occupy a gross floor area of more than 100m ² or is wholly located within the external walls of a dwelling that existed on the date on which Hornsby Shire Local Environmental Plan 1994 (Amendment No. 72) took effect and any land required by the Roads and Traffic Authority is dedicated as public road.

Part of Nos 7-7A Quarry Road, and part of No 17 Quarry Lane, Dural	Part of Lot 11, DP 857463, and part of Lots 14 and 15, DP 1009080, as shown edged heavy black on the map marked "Hornsby Shire Local Environmental Plan (Amendment No 77)".	Development for the purposes of playing fields, courts, a covered recreation area, a sports store, and ancillary buildings, each of which is to form part of the adjoining Pacific Hills Christian School, but only if the Council is satisfied that: (a) the total site area of the School will at no time (including after the development has been carried out) exceed 9.06 hectares, and (b) the total number of students enrolled at the School will at no time exceed 1360.
No 10 Ramsay Road, Pennant Hills	Lot 9 Section 1 DP 6740 Lot 7 DP 304975	Day endoscopy centre
Land zoned Residential B (Medium Density) in the Turner Road Commercial Centre, Berowra Heights	Land shown edged heavy black on the map marked "Hornsby Shire Local Environmental Plan 1994 (Amendment No 91)"	Development authorised by a development consent in force immediately before the commencement of <i>Hornsby Shire Local Environmental Plan 1994 (Amendment No. 91)</i> , being a development consent that is still in force.
Nos 208-226 Pacific Highway, Hornsby	Lot 100, DP 847663, as shown distinctively coloured and edged on Sheet 2 of the map marked "Hornsby Shire Local Environmental Plan 1994 (Amendment No 78)".	Use of ground floor premises for business premises; office premises; restaurants; shops.
The land bounded by Thomas, Romsey and Leonard Streets, Waitara	Land shown edged heavy black on Sheet 1 on the map marked "Hornsby Shire Local Environmental Plan 1994 (Amendment No 78)".	Use of ground floor premises for business premises; office premises; restaurants; shops.
63, 65-67, 69, 71-73, 75, 77, 79-81 and 81A Hunter Street, Hornsby	Lot 2, DP584634 Lots 3 and 4, DP 591823 Lot 2, DP 598268 Lot 1, DP 623263 Lot 2, DP 570371 Lot 1, DP 552773 Lot 1, DP 550272 Lot 2, DP 579617	Development authorised by a development consent in force immediately before the commencement of <i>Hornsby Shire Local Environmental Plan 1994 (Amendment No 78)</i> , being a development consent that is still in force.

Prohibitions

- (2) Regardless of any other provision in this plan, the following land uses and other development are prohibited in accordance with the following Table:

Table

Address/Area	Land Description	Prohibited Land Use or Other Development
Nos. 295-299 Pennant Hills Road, Nos. 1-3 Thornleigh Street and No. 6X Station Street, Thornleigh	Lots 24-26 DP 263535 Lots 23 and 24 Section 4 DP 1854 Lot 2 DP 561409	Drive-in take-away restaurant
No. 83 David Road, Castle Hill	Lot 1071 DP 786446	Take-away food shops or restaurants having a gross floor area of greater than 120m ² . Take-away food shops or restaurants which would result in the total gross floor area of all the take-away food shops and restaurants on the land exceeding 390m ² .

Part 5: Dictionary

23.

DICTIONARY

(1) In this plan:

"abattoir" means a building or place used for the slaughter of animals, whether or not it is also used for the processing, manufacture or distribution of animal by-products, and includes a knackery;

"advertisement" means the display of symbols, messages or other devices for promotional purposes or for conveying information, instructions, directions or the like, whether or not the display includes the erection of a structure or the carrying out of a work;

"agricultural structure" means any structure associated with agriculture, and includes farm sheds, barns, silos, greenhouses, glasshouses and the like;

"agriculture" means:

- (a) the growing of rain-fed crops where fertiliser and irrigation is applied from time to time, and includes the growing of pasture and orchards; or
- (b) the grazing of animals such as beef and dairy cattle, deer and alpaca for commercial purposes;

"alter" in relation to a heritage item or to a building or work within a heritage conservation area, means:

- (a) make structural changes to the outside of the heritage item, building or work; or
- (b) make non-structural changes to the detail, fabric, finish or appearance of the outside of the heritage item, building or work, not including changes resulting from the maintenance of the existing detail, fabric, finish or appearance of the outside of the heritage item, building or work;

"animal boarding or training establishments" means a building or place used for the breeding, boarding, training or keeping of, or for caring for, non-livestock animals for commercial purposes where the majority of feed is not grown on the land on which the building or place is located, and includes a riding school;

"aquaculture" means cultivation (including propagation and rearing) of the living resources of the sea or inland waters, whether or not that cultivation is carried out in a farm established for that purpose using an artificially created body of water, and includes fishing and oyster farming activities;

"art and craft gallery" means a building used for the manufacture, display and sale of locally produced art and craft (including painting, sculpture, pottery and ceramics, photography, wood and metal work, lead light, leatherwork and handicrafts), where:

- (a) the use is undertaken by the permanent residents of the property; and
- (b) the use does not involve the employment of more than 3 persons other than those residents; and
- (c) the use does not interfere in any way with the amenity of adjoining properties or the locality in which the property is situated; and
- (d) the use is principally the manufacturing of art and craft products which may be displayed and sold at the premise; and
- (e) the display and retail component of the use does not occupy an area of more than 75% of the proposed floor area or 150 square metres whichever is the lesser; and

- (f) the use does not involve the exhibition of any notice, advertisement or sign (other than a non-illuminated notice or sign which would fit within a rectangular figure of 0.5m² and exhibited on that dwelling to indicate the name and occupation of the residents; and
- (g) the use is to be conducted within a rural structure not exceeding 200m² in size and designed in keeping with the character of the locality; and
- (h) the use does not include the mass production of art and craft products;

"attached dwelling" means a dwelling attached to another dwelling by a common wall or ceiling or floor where the dwellings maintain the appearance of a single building and where not more than two dwellings are erected on the same allotment of land;

"bed and breakfast accommodation" means a dwelling-house within which accommodation and breakfast are provided for a tariff:

- (a) by any one or more of the permanent residents of the dwelling house; and
- (b) on a short term basis for a maximum of 6 travellers; and
- (c) without the exhibition of any notice, advertisement or sign at the site of the dwelling-house (other than a non-illuminated notice or sign which would fit within a rectangular figure of 0.5m²);

"boarding house" means a building or place:

- (a) at which accommodation, meals and laundry facilities are provided to the residents of the building or place; and
- (b) which is not licensed to sell liquor within the meaning of the Liquor Act 1982;

"bulky goods retailing establishment" means a building or place used for the sale by retail or auction, or the hire or display, of items (whether goods or materials) which, in the opinion of the Council, are of such a size, shape or weight as to require:

- (a) a large area for handling, storage or display; or
- (b) direct vehicular access to the site of the building or place by members of the public, for the purpose of loading items into or onto their vehicles after purchase,

but does not include a building or place:

- (c) used for the sale of food, clothing or petrol; or
- (d) used for a purpose that would adversely affect the range of services offered by existing facilities located in any nearby business or industrial centre;

"bushfire hazard reduction" means a reduction or modification (by controlled burning or mechanical or manual means) of material that constitutes a bushfire hazard;

"bushland" means land on which there is vegetation which is either a remainder of the natural vegetation of the land or is still representative of the structure and floristics of the natural vegetation;

"business premises" means a building or place in which there is carried on an occupation, profession, light industry or trade or banking activities which provides a service directly and regularly to the public, but does not include a building or place elsewhere defined in this clause;

"bus station" means a building or place used as a terminal for the assembly and dispersal of passengers travelling by bus or for the servicing, repairing and garaging of buses and other vehicles used for the purpose of a bus transport undertaking;

"camp or caravan site" means a site used for the purpose of:

- (a) placing moveable dwellings (within the meaning of the Local Government Act 1993) for permanent accommodation or for the temporary accommodation of tourists; or
- (b) the erection, assembly or placement of cabins for the temporary accommodation of tourists;

"car park" means a building or place used for parking vehicles and any related manoeuvring space and access, whether operated for gain or not;

"cemetery" means a building or place used for the disposal or processing of dead human beings or animals, and includes a crematorium and burial ground;

"child care centre" means a building or place which is used (whether or not for profit) for the purpose of educating, minding or caring for children (whether or not any of the children are related to the owner or operator), but only if the following conditions are satisfied:

- (a) the children number 6 or more, are under 6 years of age, and do not attend a government school, or a registered non-government school, within the meaning of the Education Reform Act 1990;
- (b) the building or place does not provide residential care for any of the children (other than those related to the owner or operator);

"classified road" has the same meaning as in the Roads Act 1993;

"commercial home catering" means the use of a dwelling-house for the purpose of food preparation, and for packaging and storing food for consumption or sale (or both) off the premises, where:

- (a) the use is carried on only within the external walls of the dwelling-house; and
- (b) the use is undertaken by the permanent residents of the dwelling-house; and
- (c) the use does not involve the employment of persons other than those residents; and
- (d) the use does not interfere with the amenity of adjoining properties or the locality in which the dwelling-house is situated; and
- (e) the use does not occupy an area of more than 50m²; and
- (f) the use does not involve the exhibition of any notice, advertisement or sign (other than a non-illuminated notice or sign which would fit within a rectangular figure of 0.5m² and exhibited on that dwelling-house to indicate the name and occupation of the resident); and
- (g) the use does not involve exposure to view to any public place of any matter other than any such notice, advertisement or sign; and
- (h) the use does not involve the selling of any items from the premises;

"communications facility" means a building, structure, work or place used primarily for or in connection with the transmitting or receiving of signals for the purpose of communication, and includes radio masts, towers, satellite discs and the like;

"community facility" means a building or place owned or controlled by a public authority or a body of persons which may provide for the physical, social, cultural or intellectual development or welfare of the local community, but does not include a building or place elsewhere defined in this clause;

"community land" means land classified or reclassified as community land within the meaning of the Local Government Act 1993;

"conservation plan" means a document, including diagrams, establishing the heritage significance of a heritage item or a heritage conservation area and identifying the conservation policies and management mechanisms that are appropriate to enable that significance to be retained;

"convenience store" means a shop selling a variety of small consumer goods and petrol, oil and petroleum products, whether or not other goods are available for hire at the shop;

"dam" means an excavation in which water is stored for the containment of water by the use of earthen walls or walls made of other materials;

"defence purposes" means a lawful use of a building or place by the Commonwealth Department of Defence;

"demolition", means the complete or partial dismantling of a building or structure, by pre-planned and controlled methods or procedures;

"demolition", in relation to a heritage item or to a building, work, relic or place within a heritage conservation area, means the damaging, defacing, destruction, pulling down or removal of the heritage item, building, work, relic or place, in whole or in part;

"depot" means a building or place used for the storage (but not sale) of plant, machinery, goods or materials used or intended to be used by the owner or occupier of the building or place, but does not include a building or place elsewhere defined in this clause;

"dredging" means the removal of material from the bed of a river;

"dwelling" means a room or number 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 dwelling, other than a rural worker's dwelling or an attached dwelling, that is the only dwelling on an allotment;

"ecotourism facility" means any nature based tourism activity or facility that involves education and interpretation of the natural environment and that is managed so as to be ecologically sustainable. It may include the encouragement of local culture, including aboriginal history, the education of visitors and locals to increase respect for their surroundings, and/or the development of infrastructure to protect and conserve sensitive sites. It may include the construction of staff quarters or guesthouse accommodation;

"educational establishment" means a building or place used for education (including teaching) and includes:

- (a) a school; and
- (b) a tertiary institution, being a university, a TAFE college (within the meaning of the Technical and Further Education Commission Act 1990), teachers' college, technical college or other tertiary college providing formal education which is constituted by or under an Act; and
- (c) an art gallery or museum that is not used to sell the items displayed in it,

whether or not accommodation for staff or students, or both, is provided and whether or not used for the purpose of gain;

"entertainment facility" means a building or place used for the purpose of sport, entertainment, exhibitions or displays, and includes:

- (a) sports stadiums, showgrounds, racecourses and the like; and
- (b) theatres, cinemas, music halls, concert halls, open air theatres, drive-in theatres and the like;

"Exempt and Complying Development DCP" means the document titled *Exempt and Complying Development – Development Control Plan* adopted by the Council on 30 November 1999, as amended by the Council on the following dates in respect of the following subject-matter:

- 4 October 2000 (shop fitouts)
- 16 April 2003 (adult shops)
- 18 June 2003 (water tanks)
- 17 March 2004 (satellite dishes)

"exhibition home" means a dwelling-house or dwelling used temporarily for display purposes;

"extractive industry" means:

- (a) development involving the winning or removal of extractive material from land; or
- (b) an industry or undertaking (other than a mine) which depends for its operation on the winning or removal of extractive material from the land on which it is carried on;

"extractive material" means a substance such as sand, soil, gravel, clay, turf, rock or stone, but does not include coal, shale, petroleum, uranium or any mineral within the meaning of the Mining Act 1992;

"farm management plan" means a plan of management prepared by or on behalf of a landowner for the on-going management of land used or proposed to be used for the purposes of agriculture, an animal boarding or training establishment or intensive agriculture, being a plan that:

- (a) has been approved by the Council; and
- (b) predicts all farm management practices for a 10 year period; and
- (c) provides for a new farm management plan to be prepared and lodged with the Council at the end of the 10 year period; and
- (d) indicates agricultural, soil, water, nutrient and vegetation management practices appropriate to the land; and
- (e) provides for an update report on the implementation of the plan to be submitted to the Council every 2 years;

"farmstay accommodation" means owner-occupied premises, used for the purpose of agriculture, aquaculture or an animal boarding or training establishment, which are also used for the temporary or short term accommodation of a maximum of 6 travellers at any one time and which may include the provision of breakfast and planned farm related guest activities, but does not include a restaurant;

"fishing and oyster farming activities" means a building or place used for the cultivation and harvesting of fish or oysters, and includes a building or place used for:

- (a) the growing, processing, purification, packaging, distribution, research, marketing or storage of fish or oyster products; and
- (b) the preparation or repair of equipment ancillary to fishing or oyster farming; and
- (c) fishing or oyster farming cooperatives or education centres;

"floor" means that space within a building which is situated between one floor level and the floor level next above or, if there is no floor above, the ceiling or roof above;

"floorspace ratio", in relation to a site, means the ratio of the gross floor area of any building or buildings on the site to the site area;

"forestry" includes arboriculture, silviculture and the destruction of trees and shrubs for the purpose of:

- (a) afforestation, forest protection or the cutting, dressing and preparing (otherwise than in a sawmill) of wood and other forest products; or
- (b) establishing roads necessary for the removal of wood and forest products; or
- (c) forest protection;

"generating works" means a building or place used for the purpose of making or generating gas, electricity or other forms of energy;

"gross floor area" means the sum of the areas of each floor of a building where the area of each floor is taken to be the area within the outer face of the external enclosing walls as measured at 1.4 metres above each floor level, excluding:

- (a) columns, fin walls, sun control devices, awnings and any other elements, projections or works outside the general lines of the outer face of the external wall; and
- (b) lift towers, cooling towers, machinery and plant rooms, ancillary storage space and air-conditioning ducts; and
- (c) car parking needed to meet any requirements of the Council and any internal designated vehicular or pedestrian access; and
- (c1) car parking provided for the community by a public authority; and
- (d) space for the loading and unloading of goods; and
- (e) internal public arcades and thoroughfares, terraces and balconies with outer walls less than 1.4 metres high;

"group home" means a permanent group home or a transitional group home, but does not include a special care home;

"guesthouse accommodation" means owner-occupied residential premises used for the temporary or short term accommodation of paying guests and which includes the provision of meals in its tariff, but does not include a restaurant;

"hazardous industry" means development for the purpose of an industry which, if the development were in operation and when all measures proposed to reduce or minimise its impact on the locality were employed (such as measures to isolate the development from existing or likely future development on other land in the locality), would pose a significant risk, in relation to the locality:

- (a) to human health, life or property; or

(b) to the biophysical environment;

"hazardous storage establishment" means any establishment at which goods, materials or products are stored which, if in operation and when all measures proposed to reduce or minimise its impact on the locality are employed (such as measures to isolate the establishment from existing or likely future development on other land in the locality), would pose a significant risk, in relation to the locality:

(a) to human health, life or property; or

(b) to the biophysical environment;

"health consulting rooms" means the use of a building which is compatible with the use of the surrounding area, by not more than 3 medical practitioners (including dentists) for the purpose of providing medical or dental services and by not more than 3 employees in conjunction with that practice;

"height" means the greatest distance measured vertically from any point of a building to the natural ground level directly below that point;

"helicopter landing site" 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 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;

"heritage assessment" means an assessment of the impact of proposed development on the heritage significance of a heritage item and its setting and any heritage conservation area within which it is situated which may or may not include a management strategy for the ongoing conservation of the item or area;

"heritage conservation area" means land shown edged heavy black on a diagram in Schedule E and includes components situated on or within the land such as buildings, works, relics, trees and places (such as gardens);

"heritage item" means a building, work, relic, tree, or place listed in Schedule D;

"heritage significance" means historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance;

"home industry" means a light industry carried on in a building where:

(a) the industry is undertaken by one or more of the permanent residents of the dwelling; and

(b) the industry does not involve the employment of more than 3 persons other than those residents; and

(c) the industry does not interfere in any way with the amenity of adjoining properties or the locality in which the dwelling is situated; and

(d) the industry does not occupy an area of more than 200 square metres; and

(e) the industry does not involve the exhibition of any notice, advertisement or sign (other than a notice or sign which would fit within a rectangular figure 1.2 metres in length and

0.6 metres in height and exhibited on that dwelling or land to indicate the name and occupation of the residents);

"home occupation" means the use of a dwelling for the purpose of an office or business, where:

- (a) the use is carried on only within the external walls of the dwelling; and
- (b) the use is undertaken by the permanent residents of the dwelling; and
- (c) the use does not involve the employment of persons other than those residents; and
- (d) the use does not interfere in any way with the amenity of adjoining properties or the locality in which the dwelling is situated; and
- (e) the use does not occupy an area of more than 50m² ; and
- (f) the use does not involve the exhibition of any notice, advertisement or sign (other than a non-illuminated notice or sign which would fit within a rectangular figure of 0.5m² and exhibited on that dwelling to indicate the name and occupation of the resident); and
- (g) the use does not involve exposure to view from any public place of any matter other than any such notice, advertisement or sign; and
- (h) the use does not involve the selling of any items from the premises;

"home office" means the use of a dwelling-house for the purpose of office premises, where:

- (a) the use is carried out by permanent residents of the dwelling and no more than two employees or contractors; and
- (b) the use is carried on only within the external walls of the dwelling (not including any garage); and
- (c) the Council is of the opinion that the use does not interfere with the amenity of adjoining properties or the locality in which the dwelling is situated; and
- (d) the use does not occupy an area of more than 50m²; and
- (e) the use does not involve the exhibition of any notice, advertisement or sign (other than a non-illuminated notice or sign which would fit within a rectangular figure of 0.5m² and is exhibited on that dwelling to indicate the name and occupation of the resident); and
- (f) the use does not involve exposure to view from any public place of any matter other than any such notice, advertisement or sign; and
- (g) the use does not involve the selling of any items from the premises; and
- (h) the use does not change the appearance of the dwelling or the land out of character with that of the adjoining land;

"hospital" means a building or place used for the purpose of providing professional health services (including preventative care, diagnosis, medical or surgical treatment or counselling) to people admitted as in-patients, whether or not out-patients are also cared for or treated at the building or place;

"hotel" means the premises to which a hotelier's licence granted under the Liquor Act 1982 relates and may include temporary or short-term accommodation for travellers;

"housing for aged or differently abled persons" means residential accommodation which may take any building form and may be or include a hostel and which is, or is intended to be used as, housing for the permanent accommodation of:

- (a) persons over 55 years of age; or
- (b) persons of any age who, as a result of having a mental, physical or sensory impairment, either permanently or for an extended period, have substantially limited opportunities to enjoy a full and active life;

"industry" means the manufacturing, assembling, altering, repairing, renovating, ornamenting, finishing, cleaning, washing, dismantling, processing or adapting of any goods or articles for commercial purposes, but (in the zoning control table) does not include any other use of land elsewhere defined in this clause;

"intensive animal establishment" means the use of a building or place for holding cattle, goats, poultry or other livestock in a confined area to be reared or fattened (wholly or substantially) on prepared or manufactured feed which, without limiting the generality of the above, may consist of or include:

- (a) a poultry farm, or
- (b) a feedlot, or
- (c) a piggery; or
- (d) a dairy farm;

but not a use of a building or place for the keeping of livestock or poultry intended solely for personal consumption or enjoyment by the owner or occupier of the building;

"intensive horticulture establishment" means the use of a place to grow commercial crops of plants or fungi, whether under cover or in the open, using intensive agricultural systems such as hydroponics or a sprinkler system (but not use of a place to grow produce for personal household consumption or enjoyment);

"land clearing" means the removal or destruction of bushland or vegetation including shrubs, groundwater and trees;

"light industry" means an industry in which the processes carried on, or the transportation involved or the machinery or materials used, do not interfere unreasonably with the amenity of the neighbourhood, but does not include a use of land elsewhere defined in this clause;

"maintenance" means the continuous protective care of the fabric of a heritage item and its setting;

"marina" means a building or place used or intended to be used to provide moorings for boats and includes any associated:

- (a) slipways, pontoons, jetties, piers or the like; and
- (b) facilities for the repair, maintenance and fuelling of, or for the provision of accessories and parts for boats;

"materials recycling facility" means a building or place used for the collecting, sorting, dismantling, storing, abandoning or recycling of second-hand or scrap materials for the purpose of resale, reuse or transfer;

"medical centre" means a building or place used for the purpose of providing professional health services (such as preventative care, diagnosis, medical or surgical treatment or counselling) to out-patients only, and includes health consulting rooms;

"mine" means a place which depends for its operation on the winning or removal of any material to which the Mining Act 1992 or the Petroleum (Onshore) Act 1991 applies, and includes a place used for the storage and primary processing of the material obtained;

"motel" means premises, not being a hotel, used for the temporary or short term accommodation of travellers, and which may also include a restaurant and / or conference facilities;

"motor showroom" means a building or place used or intended for use for the display or sale of motor vehicles and accessories including boats, caravans and trailers;

"moveable dwelling" means a dwelling which is:

- (a) a self contained dwelling including at least a kitchen, bathroom, bedroom, living area, toilet and laundry facilities; and
- (b) manufactured off-site in one or more major sections and transported to a site for installation; and
- (c) capable of being placed on and removed from a site within 24 hours,

but does not include a caravan, mobile home and the like;

"multi-unit housing" means 2 or more dwellings, whether attached or not, but does not include a hotel or motel;

"offensive industry" means development for the purpose of an industry which, if the development were in operation and when all measures proposed to reduce or minimise its impact on the locality were employed (such as measures to isolate the development from existing or likely future development on other land in the locality), would emit a polluting discharge (such as noise) in a manner which would have a significant adverse impact in the locality or on existing or likely future development on other land in the locality;

"offensive storage establishment" means any establishment at which goods, materials or products are stored and which, if in operation and when all measures proposed to reduce or minimise its impact on the locality were employed (such as measures to isolate the establishment from existing or likely future development on other land in the locality), would emit a polluting discharge (such as noise) in a manner which would have a significant adverse impact in the locality or on existing or likely future development on other land in the locality;

"office premises" means a building or place used for the purpose of administration, clerical, technical, professional or like activities (except dealing with members of the public on a direct and regular basis or otherwise than by appointment), but does not include a building or place elsewhere defined in this clause;

"operational land" means land classified or reclassified as operational land within the meaning of the Local Government Act 1993;

"passenger transport terminal" means any building or place used for the assembly and dispersal of passengers travelling by any form of passenger transport, and includes any facilities required for parking, manoeuvring, storage or routine servicing of any vehicle forming part of that undertaking;

"permanent group home" means a dwelling:

- (a) which is used to provide a household environment for differently abled persons or socially disadvantaged persons, whether or not those persons are related; and

- (b) which is occupied by the persons referred to in paragraph (a) as a single household, with or without paid or unpaid supervision or care and with or without payment for board and lodging being required,

but does not include a building for the housing of aged or differently abled persons;

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

"plant and equipment hire premises" means a building or place where plant, machinery, tools and equipment are stored and displayed and are available for hire or lease to persons for temporary use, and for the repair, service and maintenance of such items, but does not include a building or place used for one or more of the following purposes:

- (a) home entertainment equipment, such as stereo sound systems, televisions, audio visual equipment and the like,
- (b) party and function equipment, such as catering equipment, music players, tables, seating and the like,
- (c) motor showrooms.

"potential archaeological site" means a site known to the Council to have archaeological potential;

"public building" means a building or place used as a business or office by a public authority or an organisation established for public purposes;

"public meeting" means an assembly held for a public purpose to which admission may ordinarily be gained by members of the public (whether or not on payment of money, or other consideration, as the price or condition of admission), but does not include an assembly held for the purpose of religious worship only;

"reclamation" means the deposition of material from a river bed;

"recreation area" means:

- (a) a children's playground;
- (b) an area used or intended for use for sporting activities or sporting facilities;
- (c) an area used or intended for use to provide facilities for recreational activities which promote the physical, cultural or intellectual welfare of persons within the community, being facilities provided by:
 - (i) the Council; or
 - (ii) a body of persons associated for the purpose of the physical, cultural or intellectual welfare of persons within the community,

but does not include a racecourse or a showground;

"recreation facility" means a building or place used for sporting activities, recreation or leisure activities, whether or not operated for the purpose of gain, but does not include a building or place elsewhere defined in this clause;

"registered club" means a building or place which is used by persons associated, or by a body incorporated, for a social, literary, political, sporting, athletic or other similar lawful purpose and which is, or is intended to be, registered under the Registered Clubs Act 1976;

"relic" means any deposit, object or material evidence relating to:

- (a) the use or settlement of the area of Hornsby, not being Aboriginal habitation, which is more than 50 years old; or
- (b) Aboriginal habitation of the area of Hornsby both prior to and concurrently with its occupation by persons of European extraction, including human remains;

"residential office" means a dwelling in which an occupation is carried on by the permanent residents of the dwelling which does not involve any of the following:

- (a) the employment of more than 3 persons other than the permanent residents;
- (b) interference in any way with the amenity of adjoining properties or the locality in which the dwelling is situated;
- (c) the exhibition of any notice, advertisement or sign (other than a notice or sign which would fit within a rectangular figure 1.2 metres in length and 0.6 metres in height and exhibited on that dwelling or land to indicate the name and occupation of the resident);
- (d) exposure to view from any public place of any matter, except as provided by paragraph (c);
- (e) a change in the appearance of the dwelling or the land on which it is erected out of character with that of the adjoining land;

"restaurant" means a building or place the principal purpose of which is the provision of food to people for consumption on the premises;

"retail plant nursery" means a building or place used for growing plants and selling plants by retail, whether or not it is also used for the sale of landscape supplies (including earth products) or other landscape and horticultural products;

"roadside stall" means a building or place (not exceeding 20m² in floorspace or area) where only primary products produced on the property on which the building or place is situated are exposed or offered for sale or sold by retail;

"rural industry" means a business activity involving:

- (a) the handling, treating, processing or packing of primary products produced in the locality in which the industry is situated; or
- (b) the regular servicing or repairing of plant or equipment used for the purpose of agriculture, aquaculture or for the purpose of a business activity referred to in paragraph (a);

"rural structure" means any shed, barn, outbuilding or the like associated with a dwelling and used by the permanent residents of the dwelling for storage, hobbies, home occupations and the like;

"rural workers' dwelling" means a moveable dwelling:

- (a) located on land on which a dwelling-house is or is intended to be located; and
- (b) used as the place of residence by persons whose principal employment is for the purpose of agriculture, animal establishment, aquaculture or a rural industry on that land; and
- (c) with a maximum gross floor area of 110m²;

"sawmill" means a mill handling, cutting and processing timber from logs or baulks;

"service shop" means a small shop used as a bank, chemist's shop, coffee shop, milk bar or newsagency where the use does not occupy a gross floor area of more than 100m²;

"service station" means a building or place used for the fuelling of motor vehicles and for the sale by retail of petrol, oil or other petroleum products, whether or not the building or place is also used for one or more of the following purposes:

- (a) the hiring of trailers;
- (b) the retail selling or the installing of spare parts and accessories for motor vehicles;
- (c) the washing and greasing of motor vehicles;
- (d) the repairing or servicing of motor vehicles (other than body building, panel beating or spray painting);
- (e) the retail selling or hiring of small consumer goods;

"shop" means a building or place used for the purpose of selling, whether by retail or auction, or for the hiring or display for the purpose of selling or hiring, of items (whether goods or materials) but does not include a building or place elsewhere defined in this clause;

"site area", in relation to development, means the area of land to which an application for consent to carry out the development relates, exclusive of any land on which the development is not permitted by or under an environmental planning instrument;

"special care home" means an existing dwelling:

- (a) which is used to provide a household environment for differently abled persons or socially disadvantaged persons, whether or not those persons are related; and
- (b) which is occupied by the persons referred to in paragraph (a) as a single household, with or without paid or unpaid supervision or care and with or without payment for board and lodging being required; and
- (c) which does not contain more than 5 bedrooms or is occupied at the same time by not more residents (including resident staff, if any) than is equal to the number calculated by multiplying the number of bedrooms in the home by 2,

but does not include a building for the housing of aged or differently abled persons;

"stock and sale yard" means a building or place used for the purpose of offering livestock or poultry for sale;

"the Act" means the Environmental Planning and Assessment Act 1979;

"the Council" means the Hornsby Council;

"the map" means the map marked "Hornsby Shire Local Environmental Plan 1994", as amended by the maps (or specified sheets of maps) marked as follows:

- Hornsby Shire Local Environmental Plan 1994 (Amendment No. 2)
- Hornsby Shire Local Environmental Plan 1994 (Amendment No. 4)
- Hornsby Shire Local Environmental Plan 1994 (Amendment No. 5)
- Hornsby Shire Local Environmental Plan 1994 (Amendment No. 6)
- Hornsby Shire Local Environmental Plan 1994 (Amendment No. 7)
- Hornsby Shire Local Environmental Plan 1994 (Amendment No. 9)

Hornsby Shire Local Environmental Plan 1994 (Amendment No. 12)
Hornsby Shire Local Environmental Plan 1994 (Amendment No. 14)
Hornsby Shire Local Environmental Plan 1994 (Amendment No. 15)
Hornsby Shire Local Environmental Plan 1994 (Amendment No. 19)
Hornsby Shire Local Environmental Plan 1994 (Amendment No. 22)
Hornsby Shire Local Environmental Plan 1994 (Amendment No. 24)
Hornsby Shire Local Environmental Plan 1994 (Amendment No. 25)
Hornsby Shire Local Environmental Plan 1994 (Amendment No. 27)
Hornsby Shire Local Environmental Plan 1994 (Amendment No. 28)
Hornsby Shire Local Environmental Plan 1994 (Amendment No. 29)
Hornsby Shire Local Environmental Plan 1994 (Amendment No. 31)
Hornsby Shire Local Environmental Plan 1994 (Amendment No. 32)
Hornsby Shire Local Environmental Plan 1994 (Amendment No. 33)
Hornsby Shire Local Environmental Plan 1994 (Amendment No. 34)
Hornsby Shire Local Environmental Plan 1994 (Amendment No. 35)
Hornsby Shire Local Environmental Plan 1994 (Amendment No. 36)
Hornsby Shire Local Environmental Plan 1994 (Amendment No. 37)
Hornsby Shire Local Environmental Plan 1994 (Amendment No. 38)
Hornsby Shire Local Environmental Plan 1994 (Amendment No. 40)
Hornsby Shire Local Environmental Plan 1994 (Amendment No. 43)
Hornsby Shire Local Environmental Plan 1994 (Amendment No. 44)
Hornsby Shire Local Environmental Plan 1994 (Amendment No. 45)
Hornsby Shire Local Environmental Plan 1994 (Amendment No. 47)
Hornsby Shire Local Environmental Plan 1994 (Amendment No. 48)
Hornsby Shire Local Environmental Plan 1994 (Amendment No. 50)
Hornsby Shire Local Environmental Plan 1994 (Amendment No. 52)
Hornsby Shire Local Environmental Plan 1994 (Amendment No. 56)
Hornsby Shire Local Environmental Plan 1994 (Amendment No. 61)
Hornsby Shire Local Environmental Plan 1994 (Amendment No. 62)
Hornsby Shire Local Environmental Plan 1994 (Amendment No. 64)
Hornsby Shire Local Environmental Plan 1994 (Amendment No. 71)
Hornsby Shire Local Environmental Plan 1994 (Amendment No. 75)
Hornsby Shire Local Environmental Plan 1994 (Amendment No. 78) – Sheet 2
Hornsby Shire Local Environmental Plan 1994 (Amendment No. 88)
Hornsby Shire Local Environmental Plan 1994 (Amendment No. 91)
Hornsby Shire Local Environmental Plan 1994 (Amendment No. 92)

"tourist facility" means an establishment providing primarily for tourist accommodation or recreation, or both, and may include bed and breakfast accommodation, boatsheds, boat landing facilities, camp or caravan sites, ecotourism facilities, farmstay accommodation, guesthouse accommodation; holiday cabins, picnic grounds, house boats, playgrounds, restaurants, water sport facilities, clubs, marinas and motels;

"transitional land" means that land which is within 20 metres of a boundary between any two zones;

"transitional group home" means a dwelling:

- (a) which is used to provide temporary accommodation, for the purpose of relief or rehabilitation, for differently abled persons or socially disadvantaged persons, whether or not those persons are related; and
- (b) which is occupied by the persons referred to in paragraph (a) as a single household, with or without paid or unpaid supervision or care and with or without payment for board and lodging being required,

but does not include housing for aged or differently abled persons;

"utility installation" means a building, work or undertaking carried out under the authority of any Government authority (including the Council), or in pursuance of any Commonwealth or State Act, for the purpose of:

- (a) railways or roads; or
- (b) railway, road, water or air transport, or wharf or river undertakings; or
- (c) the provision of sewerage or drainage services; or
- (d) the supply of water, hydraulic power, electricity or gas; or
- (e) telecommunications facilities; or
- (f) collecting recyclable materials, where that undertaking does not occupy an area of more than 100 m²;

"vehicle body repair workshop" means a building or place used for the repair of vehicles or agricultural machinery, being repairs involving body building, panel beating or spray painting;

"vehicle repair station" means a building or place used for the purpose of carrying out repairs to vehicles or the selling and fitting of accessories to vehicles or agricultural machinery;

"veterinary clinic" means a building or place used for diagnosing or medically (but not surgically) treating animals where animals are not accommodated on the premises, but does not include a veterinary hospital;

"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, and includes a veterinary clinic;

"warehouse or distribution centre" means a building or place used mainly for storing, handling or displaying items (whether goods or materials) which have been produced or manufactured for sale, but not for the retail sale of items to the public from the building or place.

- (2) A reference in this plan:
 - (a) to a building or place used for a purpose includes a reference to a building or place intended to be used for that purpose; and
 - (b) to a map is a reference to a map deposited in the office of the Council.
- (3) Text that accompanies a Diagram in a Schedule to this plan forms part of this plan.

SCHEDULE A (Cl.6 (1) (a))

SCHEDULE A

(Cl.6 (1) (a))

1. The carrying out by persons carrying on railway undertakings on land comprised in their undertakings of:
 - (a) any development required in connection with the movement of traffic by rail, including the construction, reconstruction, alteration, maintenance and repair of ways, works and plant; and
 - (b) the erection within the limits of a railway station of buildings for any purpose,but excluding:
 - (c) the construction of new railways, railway stations and bridges over roads;
 - (d) the erection, reconstruction and alteration of buildings for purposes other than railway undertaking purposes outside the limits of a railway station and the reconstruction or alteration, so as materially to affect their design, of railway stations or bridges;
 - (e) the formation or alteration of any means of access to a road; and
 - (f) the erection, reconstruction and alteration of buildings for purposes other than railway purposes where such buildings have direct access to a public place.
2. The carrying out by persons carrying on public utility undertakings, being water, sewerage, drainage, electricity or gas undertakings, of any of the following development, being development required for the purpose of their undertakings, that is to say:
 - (a) development of any description at or below the surface of the ground;
 - (b) the installation of any plant inside a building or the installation or erection within the premises of a generating station or substation established before the appointed day of any plant or other structures or erections required in connection with the station or substation;
 - (c) the installation or erection of any plant or other structures or erections by way of addition to or replacement or extension of plant or structures or erections already installed or erected, including the installation in an electrical transmission line of substations, feeder-pillars or transformer housing, but not including the erection of overhead lines for the supply of electricity or pipes above the surface of the ground for the supply of water, or the installation of substations, feeder-pillars or transformer housings of stone, concrete or brickworks;
 - (d) the provision of overhead service lines in pursuance of any statutory power to provide a supply of electricity;
 - (e) the erection of service reservoirs on land acquired or in process of being acquired for the purpose thereof before the appointed day, provided reasonable notice of the proposed erection is given to the Council; or
 - (f) any other development except:
 - (i) the erection of buildings, the installation or erection of plant or other structures or erections and the reconstruction or alteration, so as materially to affect the design or external appearance thereof, of buildings; or
 - (ii) the formation or alteration of any means of access to a road.
3. The carrying out by persons carrying on public utility undertakings, being water transport undertakings, or land comprised in their undertakings, of any development required in connection with the movement of traffic by water, including the construction, reconstruction, alteration, maintenance and repair of ways, buildings, wharves, works and plant required for that purpose, except:
 - (a) the erection of buildings and the reconstruction or alteration of buildings so as materially to affect the design or external appearance thereof; or
 - (b) the formation or alteration of any means of access to a road.
4. The carrying out by persons carrying on public utility undertakings, being wharf or river undertakings, on land comprised in their undertakings, of any development required for the purposes of shipping or in connection with the embarking, loading, discharging or transport of passengers, live-stock or goods at a wharf or the movement of traffic by a railway forming part of the undertaking, including the construction, reconstruction, alteration, maintenance and repair of ways, buildings, works and plant for those purposes, except:

- (a) the construction of bridges, the erection of any other buildings, and the reconstruction or alteration of bridges or of buildings so as materially to affect their design or external appearance; or
 - (b) the formation or alteration of any means of access to a road.
5. The carrying out by persons carrying on public utility undertakings, being air transport undertakings, on land comprised in their undertakings, within the boundaries of any aerodrome, of any development required in connection with the movement of traffic by air, including the construction, reconstruction, alteration, maintenance and repair of ways, buildings, wharves, works and plant required for that purpose, except:
- (a) the erection of buildings and the reconstruction or alteration of buildings so as materially to affect their design or external appearance thereof; or
 - (b) the formation or alteration of any means of access to a road.
6. The carrying out by persons carrying on public utility undertakings, being road transport undertakings, on land comprised in their undertakings, of any development required in connection with the movement of traffic by road, including the construction, reconstruction, alteration, maintenance and repair of buildings, works and plant required for that purpose, except:
- (a) the erection of buildings and the reconstruction or alteration of buildings so as materially to affect their design or external appearance; or
 - (b) the formation or alteration of any means of access to a road.
7. The carrying out by the owner or lessee of a mine (other than a mineral sands mine), on the mine, of any development required for the purposes of a mine, except:
- (a) the erection of buildings (not being plant or other structures or erections required for the mining, working, treatment or disposal of minerals) and the reconstruction, alteration or extension of buildings, so as materially to affect their design or external appearance; or
 - (b) the formation of any means of access to a road.
8. The carrying out of any development required in connection with the construction, reconstruction, improvement, maintenance or repair of any road, except the widening, realignment or relocation of such road.
9. The carrying out of any forestry work by the Forestry Commission, a School Forest Trust or Community Forest Authorities empowered under relevant Acts to undertake afforestation, roading, protection, cutting and marketing of timber, and other forestry purposes under such Acts or upon any Crown land temporarily reserved from sale as a timber reserve under the Forestry Act 1916.
10. The carrying out by a Rural Lands Protection Board of any development required for the improvement and maintenance of travelling stock and water reserves, except:
- (i) the erection of buildings and the reconstruction or alteration of buildings so as materially to affect their design or purpose; or
 - (ii) any development designed to change the use or purpose of any such reserve.
11. The carrying out or causing to be carried out by a Council engaged in flood mitigation works or by the Water Administration Ministerial Corporation of any work for the purposes of soil conservation, irrigation, afforestation, reforestation, flood irrigation, water conservation or river improvement in pursuance of the provisions of the Water Act 1912, the Irrigation Act 1912, the Farm Water Supplies Act 1946 or the Rivers and Foreshores Improvement Act 1948, except:
- (i) the erection of buildings, the installation or erection of plant or other structures or erections and the reconstruction or alteration of buildings so as materially to affect their design or external appearance; or
 - (ii) the formation or alteration of any means of access to a road.
12. In this Schedule, "the appointed day" means the day on which this plan commenced.

SCHEDULE B (Cl.15 (2))

DIAGRAM 1

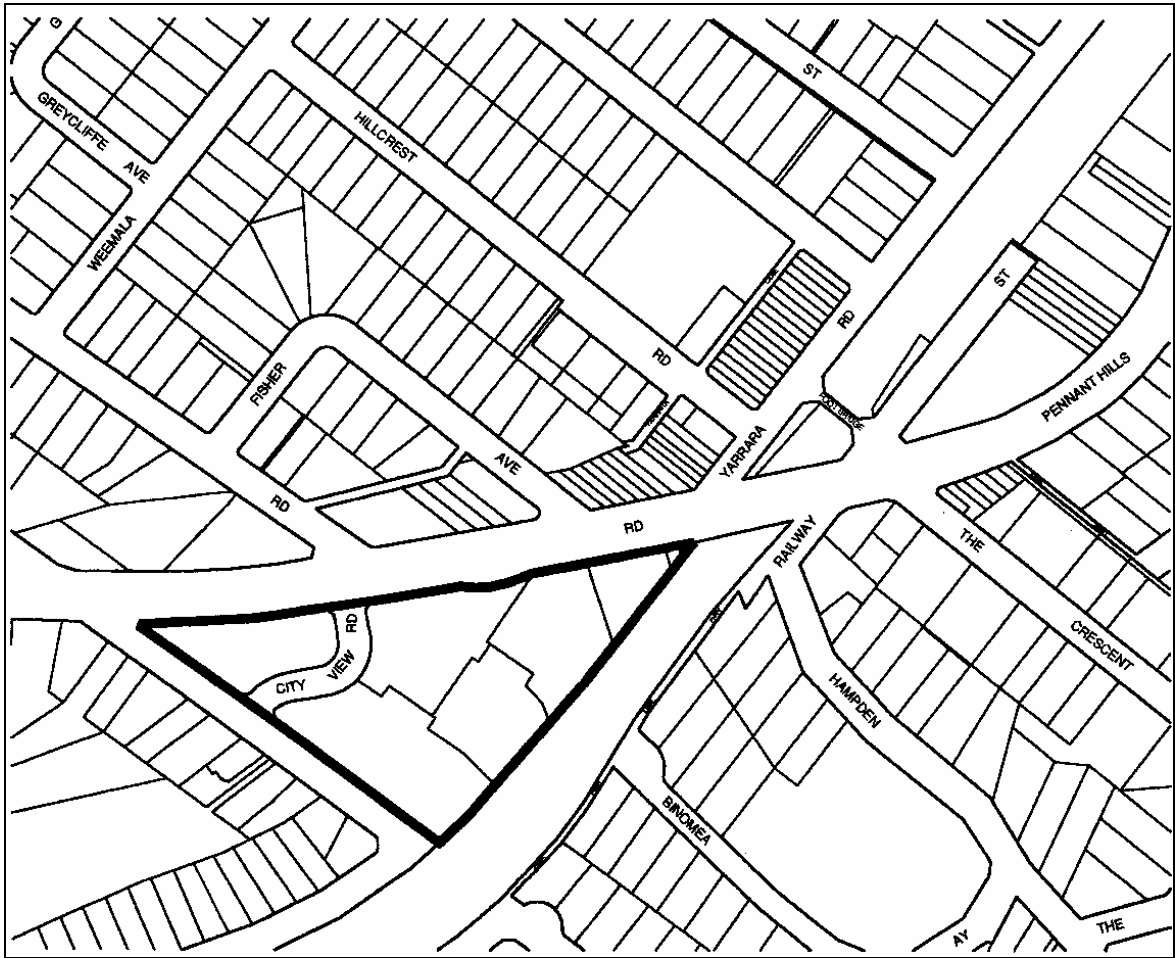


SCALE 1:6000

EPHING

The floorspace ratio in respect of the land shown edged heavy black on Diagram 1 shall not exceed 1.5:1, although the Council may consent to development that results in a floorspace ratio of not more than 2:1, subject to the provision of public amenities to the satisfaction of the Council.

DIAGRAM 2

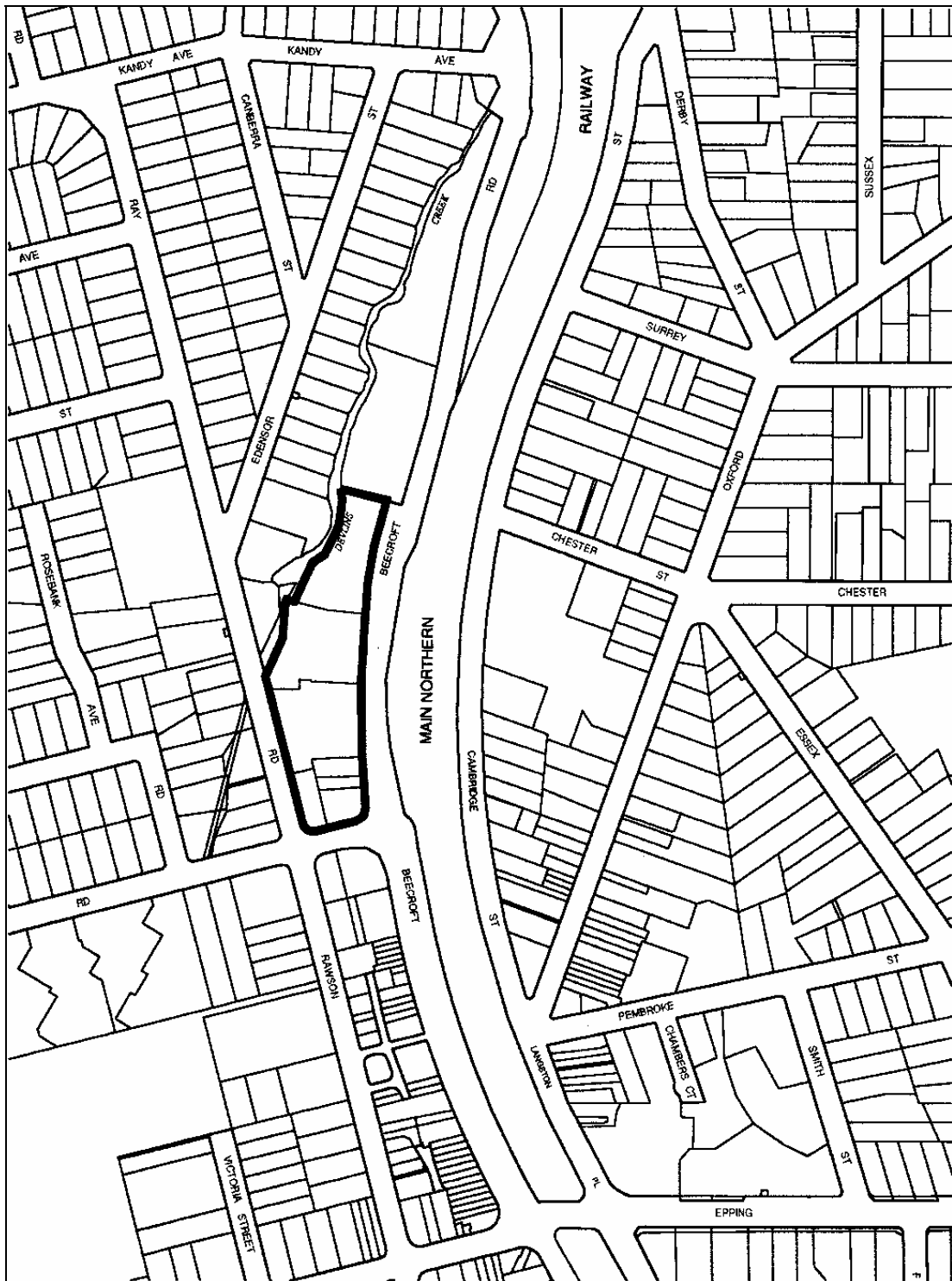


SCALE 1:5000

PENNANT HILLS

The floorspace ratio in respect of the land shown edged heavy black on Diagram 2 shall not exceed 1.5:1.

DIAGRAM 3



SCALE 1:6000

EPPING

The floorspace ratio in respect of the site area consisting of the land shown edged heavy black on Diagram 3 shall not exceed 1:1.

DIAGRAM 4

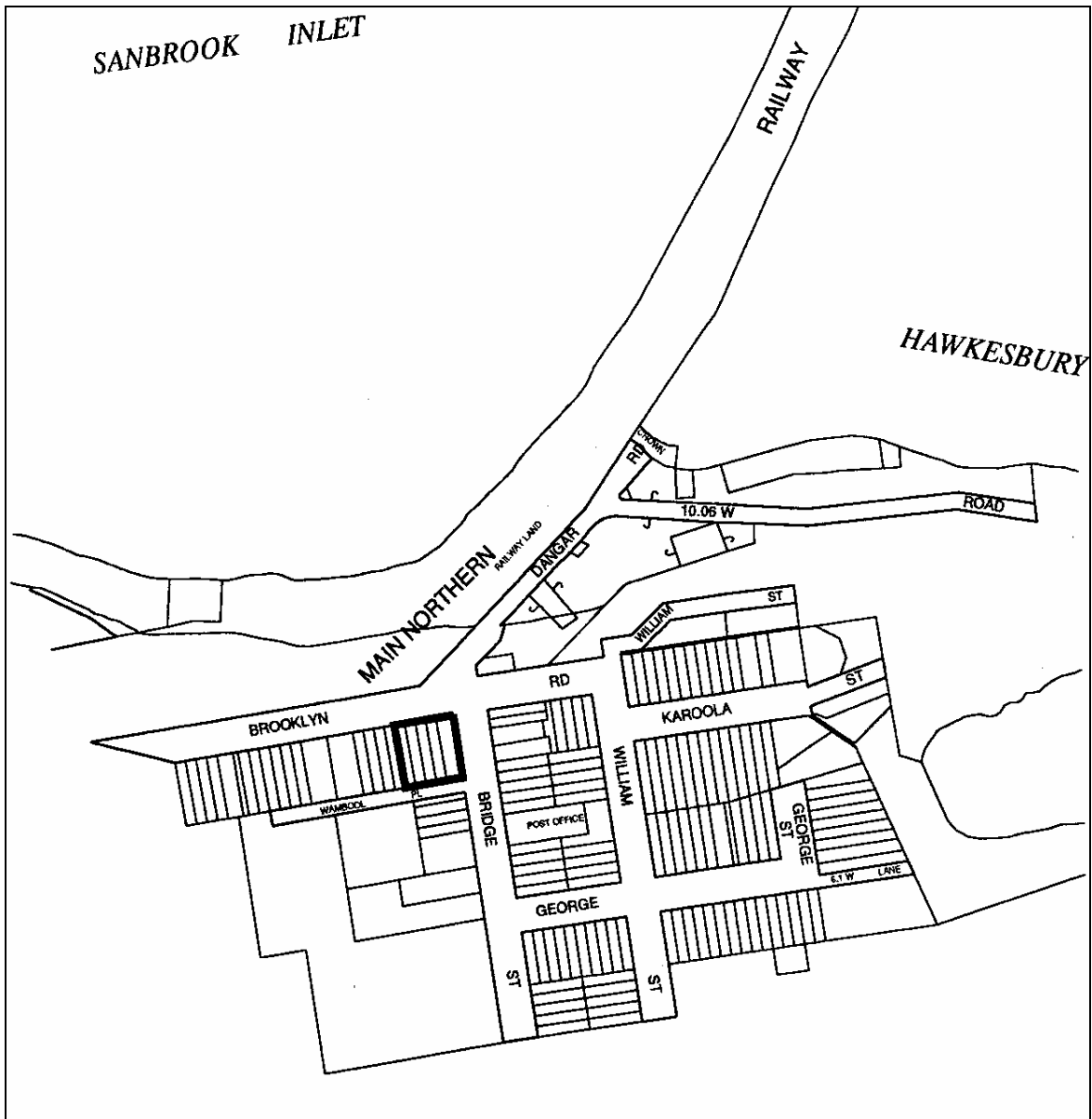


SCALE 1:10000

THORNLEIGH

The Council may consent to development that results in additional gross floor area of up to half the site area above that allowed by the floorspace ratio in respect of land shown edged heavy black on Diagram 4, subject to the observance of performance standards limiting building height, access to Pennant Hills Road and requiring set backs from adjoining homes to the satisfaction of the Council.

DIAGRAM 6

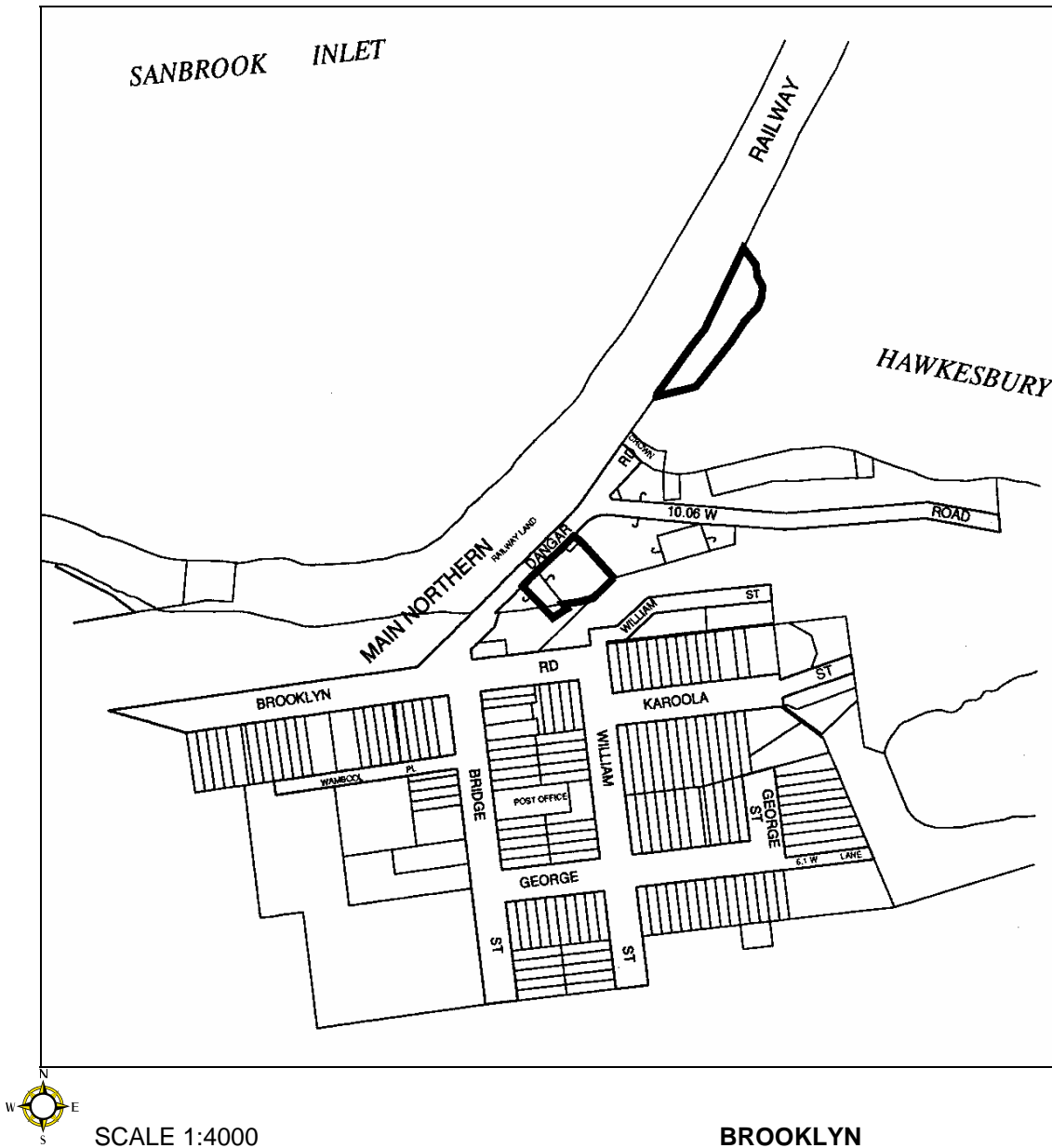


SCALE 1:4000

BROOKLYN

The Council may consent to development that exceeds a floorspace ratio of 1:1 but does not result in a floorspace ratio of more than 1.5:1 in respect of the land shown edged heavy black on Diagram 6, subject to the provision of public amenities to the satisfaction of the Council.

DIAGRAM 7



The Council may consent to development that exceeds a floorspace ratio of 0.5:1 but does not result in a floorspace ratio of more than 1:1 in respect of the land shown edged heavy black on Diagram 7, subject to the provision of public amenities to the satisfaction of the Council.

DIAGRAM 8



SCALE 1:10000

THORNLEIGH

The floorspace ratio in respect of the land shown edged heavy black on Diagram 8 shall not exceed 0.9:1

DIAGRAM 9

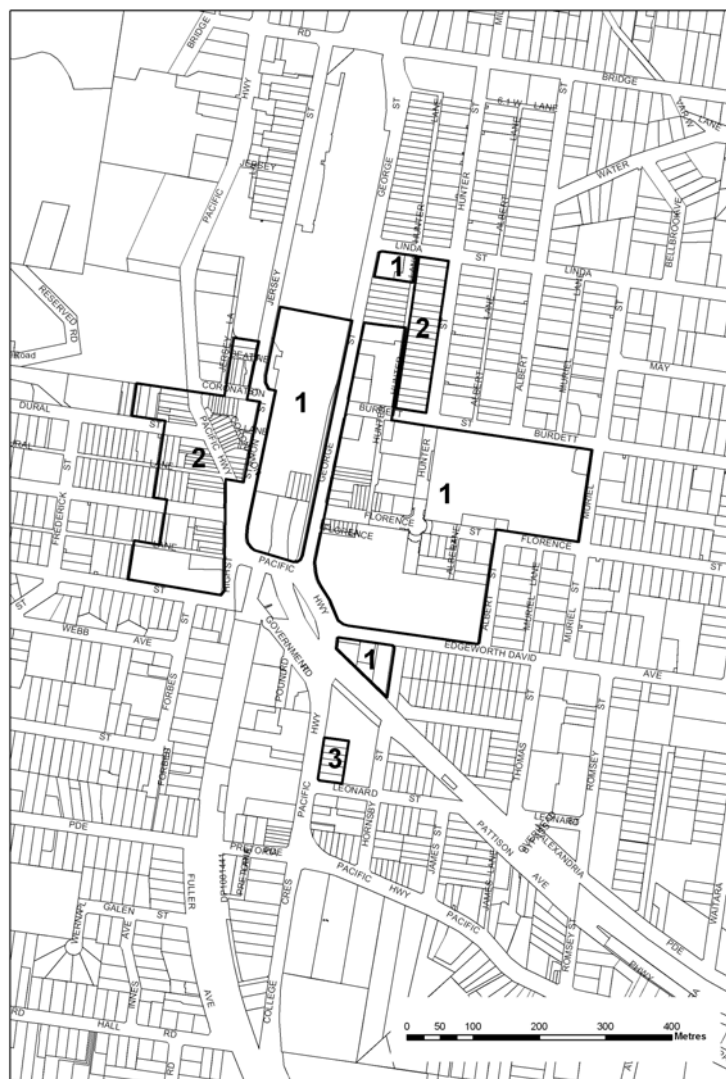


SCALE 1:10000

DURAL

The floorspace ratio in respect of the land shown edged heavy black on Diagram 9 shall not exceed 0.7:1, except where the gross floor area that results in a floorspace ratio in excess of 0.7:1 is used or proposed to be used exclusively for the purposes of a child care centre.

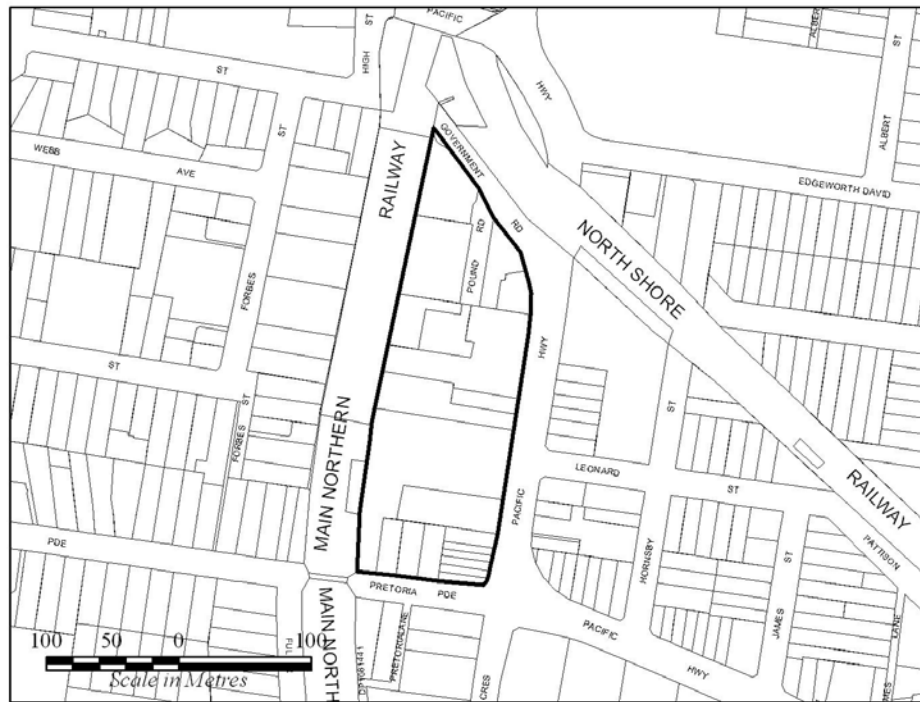
Diagram 10



HORNSBY TOWN CENTRE

1. The Council may consent to development that results in a floorspace ratio in respect of the land marked “1” and shown edged heavy black on Diagram 10 that exceeds 2:1 but does not exceed 5:1 if the gross floor area that results in a floorspace ratio in excess of 2:1 is used, or is proposed to be used, exclusively for the purpose of employment generating development.
2. The Council may consent to development that results in a floorspace ratio in respect of the land marked “2” and shown edged heavy black on Diagram 10 that exceeds 2:1 but does not exceed 3:1 if the gross floor area that results in a floorspace ratio in excess of 2:1 is used, or is proposed to be used, exclusively for the purpose of employment generating development.
3. The Council may consent to development that results in a floorspace ratio in respect of the land marked “3” and shown edged heavy black on Diagram 10 that exceeds 1:1 but does not exceed 5:1 if the gross floor area that results in a floorspace ratio in excess of 1:1 is used, or is proposed to be used, exclusively for the purpose of employment generating development.

Diagram 11

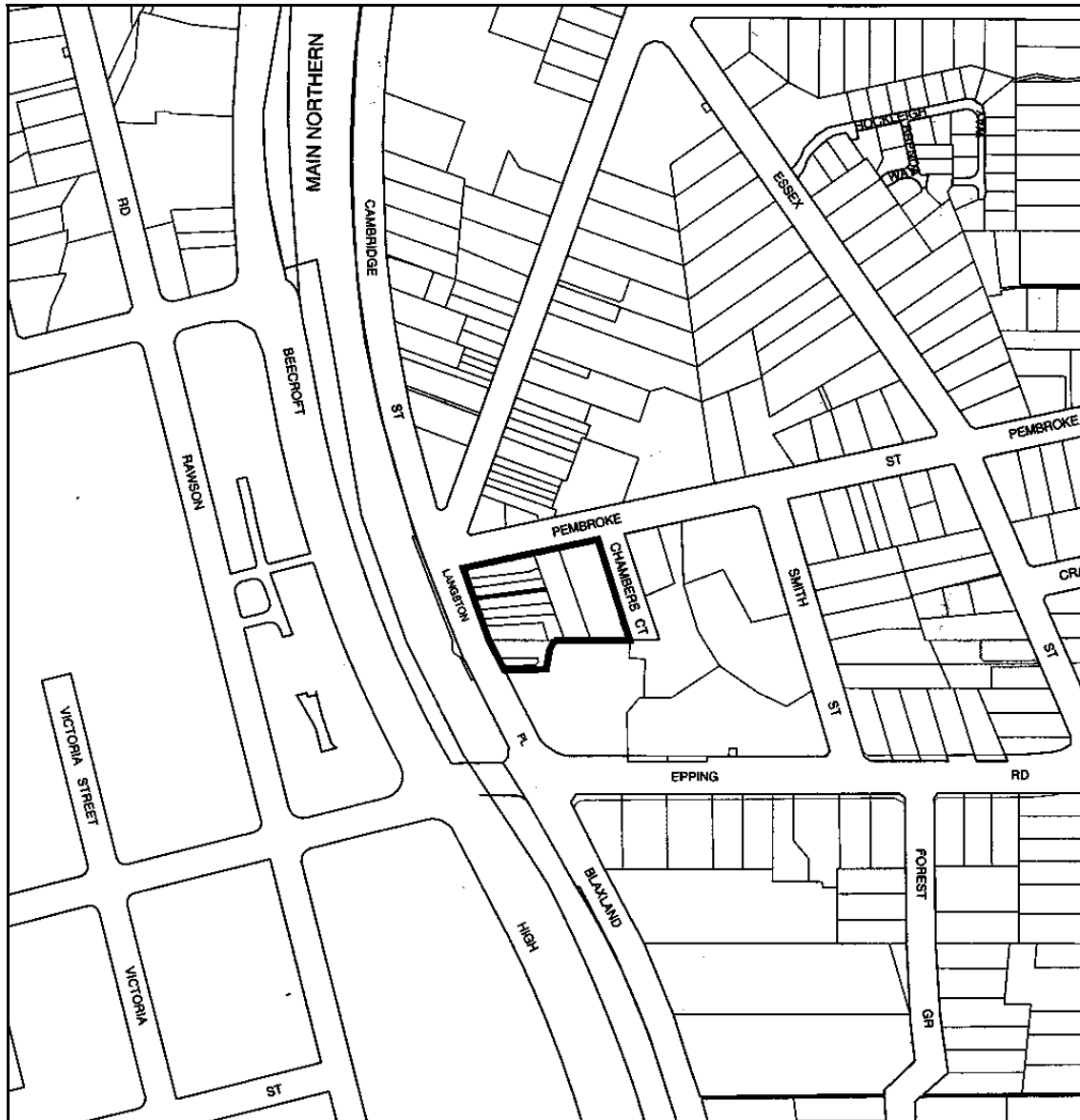


HORNSBY TOWN CENTRE

The Council may consent to development that results in a floorspace ratio greater than 1.6:1 in respect of the land shown edged heavy black on Diagram 11 where the gross floor area that results in a floorspace ratio in excess of 1.6:1 is used or proposed to be used exclusively for the purpose of multi-unit housing and where the total floorspace ratio for the development does not exceed 4:1.

Note: Diagram 12 omitted by HSLEP (Amendment No. 78).
Diagram 13 omitted by HSLEP (Amendment No.13)

DIAGRAM 14



SCALE 1:4000

EPPING

The floorspace ratio in respect of the land shown edged heavy black on Diagram 14:

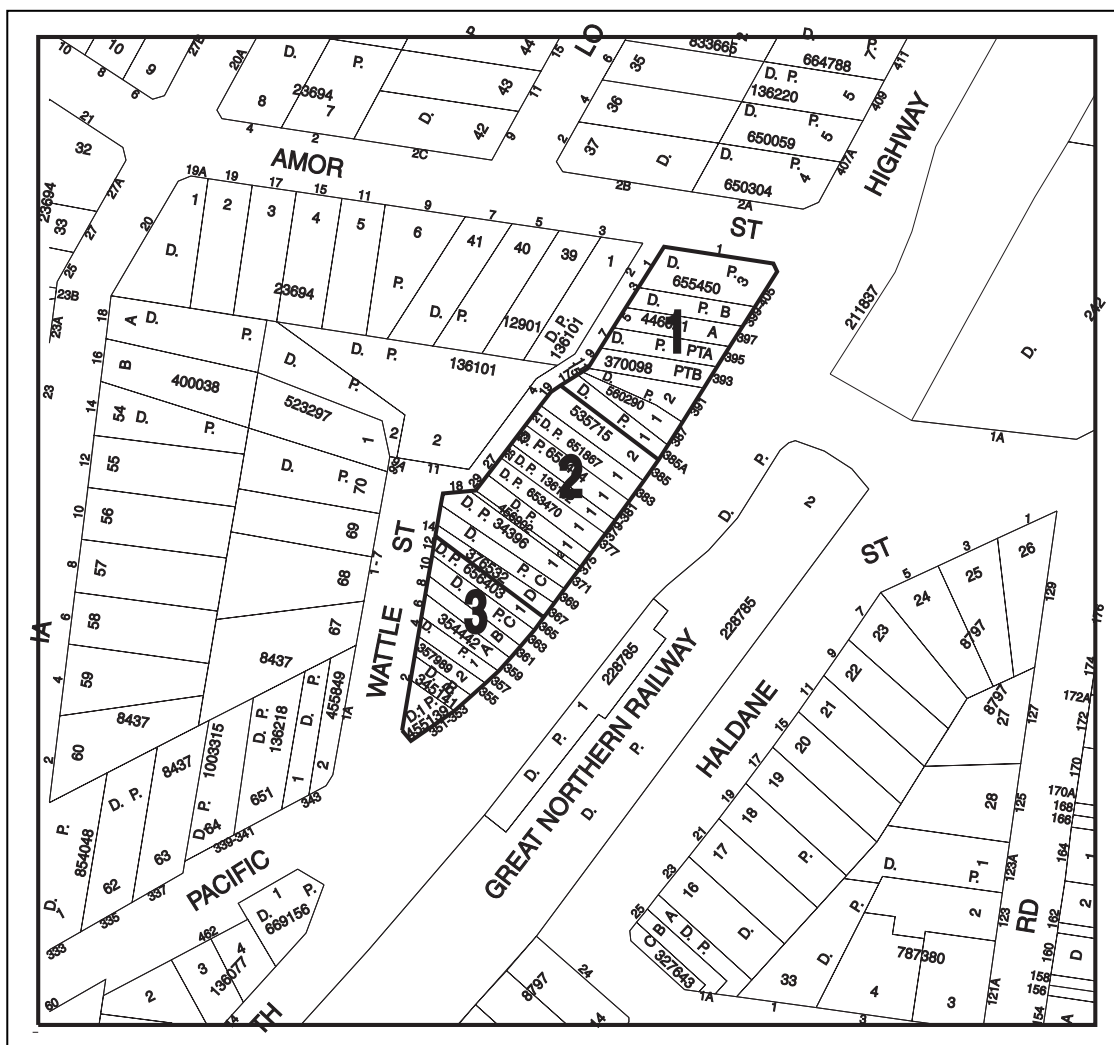
- (a) may exceed 1:1, but must not exceed 1.5:1 where the site area is greater than 1,000m² and less than 2,000m², and
- (b) may exceed 1:1, but must not exceed 2:1 where the site area is 2,000m² or more,

subject to the proposed development satisfying the following:

- (c) the development must retain existing front facades to Langston Place, as nominated by the *Business Lands Development Control Plan* adopted by the Council on 18 December 2000, and

- (d) the development must involve the provision of a rear access lane from Pembroke Street, and
- (e) the development must comply with the development standards of the *Business Lands Development Control Plan*, including the principles of the *Epping Commercial Centre Masterplan* embodied in that Plan, adopted by Council on 18 December 2000.

Diagram 15



Land described in diagram 15

1. The Council may consent to development that results in a floorspace ratio in respect of the land marked "1" and shown edged heavy black on Diagram 15 that exceeds 1:1, but does not exceed 2:1 if:
 - (a) the site area is greater than 2,500 square metres, and
 - (b) the gross floor area that results in a floorspace ratio in excess of 1:1 is used, or is proposed to be used, exclusively for the purpose of multi-unit housing, and
 - (c) a minimum of 0.5:1 and a maximum of 1:1 of the floorspace ratio of the development is used, or is proposed to be used, exclusively for commercial, retail or business purposes, and
 - (d) the Council has taken into consideration the principles, design, height and setback controls of the *Asquith Commercial Centre Masterplan* contained in the *Business Lands Development Control Plan* adopted by Council on 5 November 2003.

2. The Council may consent to development that results in a floorspace ratio in respect of the land marked "2" and shown edged heavy black on Diagram 15 that exceeds 1:1, but does not exceed 2.3:1 if:

- (a) the site area is greater than 3,000 square metres, and
 - (b) the gross floor area that results in a floorspace ratio in excess of 1:1 is used, or is proposed to be used, exclusively for the purpose of multi-unit housing, and
 - (c) a minimum of 0.75:1 and a maximum of 1:1 of the floorspace ratio of the development is used, or is proposed to be used, exclusively for commercial, retail or business purposes, and
 - (d) a public precinct is provided comprising an open air space of at least 600 square metres in area, and
 - (e) the Council has taken into consideration the principles, design, height and setback controls of the *Asquith Commercial Centre Masterplan* contained in the *Business Lands Development Control Plan* adopted by Council on 5 November 2003.
3. The Council may consent to development that results in a floorspace ratio in respect of the land marked "3" and shown edged heavy black on Diagram 15 that exceeds 1:1, but does not exceed 2.15:1 if:
- (a) the site area is greater than 1,600 square metres, and
 - (b) the gross floor area that results in a floorspace ratio in excess of 1:1 is used, or is proposed to be used, exclusively for the purpose of multi-unit housing, and
 - (c) a minimum of 0.7:1 and a maximum of 1:1 of the floorspace ratio of the development is used, or is proposed to be used, exclusively for commercial, retail or business purposes, and
 - (d) an arcade, passageway, thoroughfare or other means of providing a pedestrian link through the site is provided which, in the opinion of Council, will be of benefit to occupants of or visitors to the development and other buildings in the Asquith Commercial Centre, and
 - (e) the Council has taken into consideration the principles, design, height and setback controls of the *Asquith Commercial Centre Masterplan* contained in the *Business Lands Development Control Plan* adopted by Council on 5 November 2003.

DIAGRAM 16



SCALE 1:4000

PENNANT HILLS

The floorspace ratio in respect of the land shown edged heavy black on Diagram 16 may exceed 1:1 where the gross floor area that results in a floorspace ratio in excess of 1:1 is used or proposed to be used exclusively for the purpose of multi-unit housing.

DIAGRAM 17



SCALE 1:4000

PENNANT HILLS

The Council may consent to development that exceeds a floorspace ratio of 1:1 but does not result in a floorspace ratio of more than 1.5:1 in respect of the land shown edged heavy black on Diagram 17 subject to the provision of public car parking to the satisfaction of the Council.

DIAGRAM 18



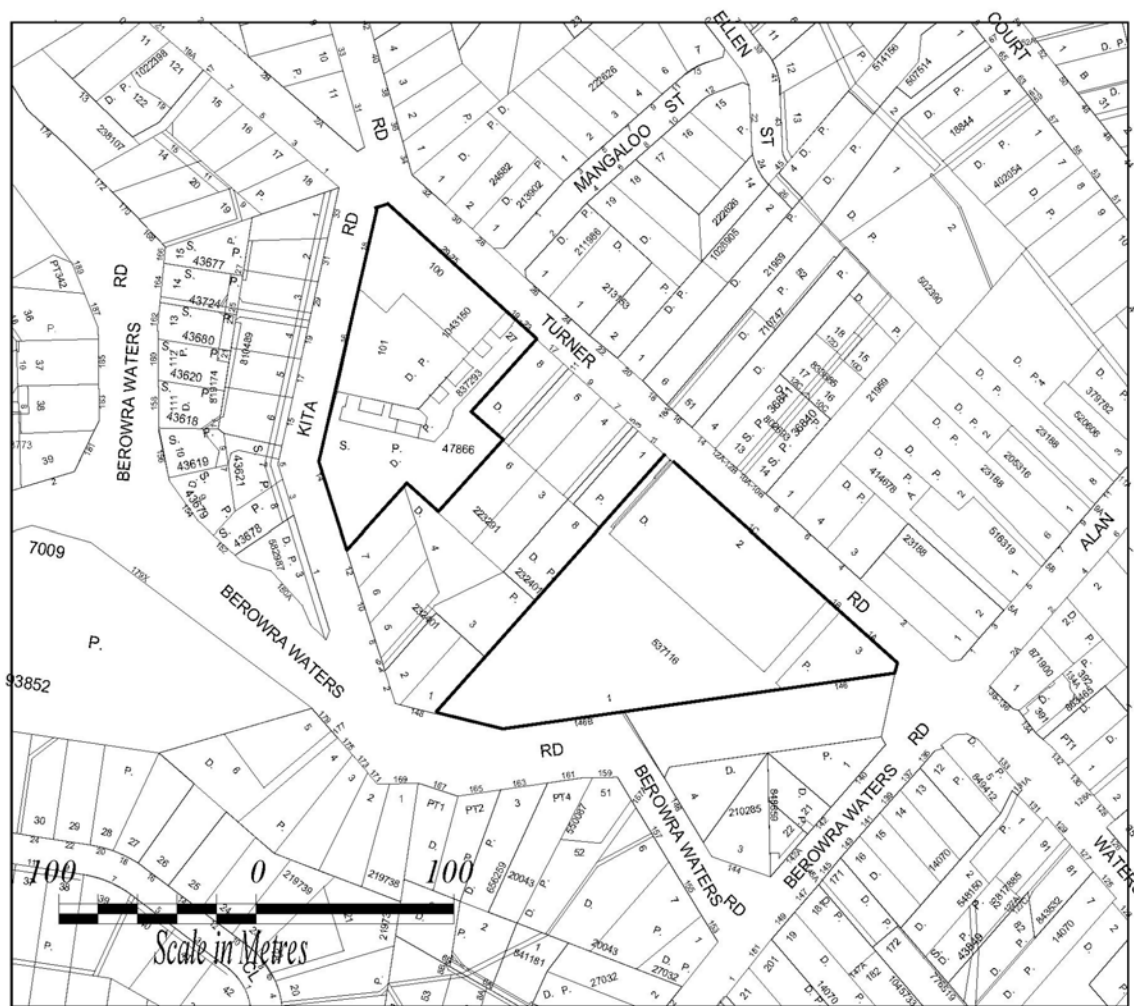
SCALE 1:2000

GALSTON

The Council may consent to development that exceeds a floorspace ratio of 0.5:1 but does not result in a floorspace ratio of more than 0.82:1 in respect of the land shown edged heavy black on Diagram 18 where the Council is satisfied that the area of land marked "proposed village green" on Diagram 18 will be transferred to the Council as public open space.

- 2 In considering consent to such development, the Council must have regard to the following matters:
- (a) setbacks,
 - (b) landscaped open space,
 - (c) building design,
 - (d) streetscape,
 - (e) impact on adjoining development,
 - (f) stormwater management,
 - (g) vehicular access and egress,
 - (h) traffic management,
 - (i) car parking,
 - (j) future road widening.

DIAGRAM 21



BEROWRA HEIGHTS

The floorspace ratio in respect of land shown edged heavy black on Diagram 21 must not exceed:

- (a) for development that consists solely of multi-unit housing – 0.6:1, and
- (b) for development that consists partly of multi-unit housing and partly of other development:
 - (i) 1:1 for the development as a whole, and
 - (ii) 0.6:1 for such part of the development as comprises multi-unit housing, and
- (c) for any other development – 1:1.

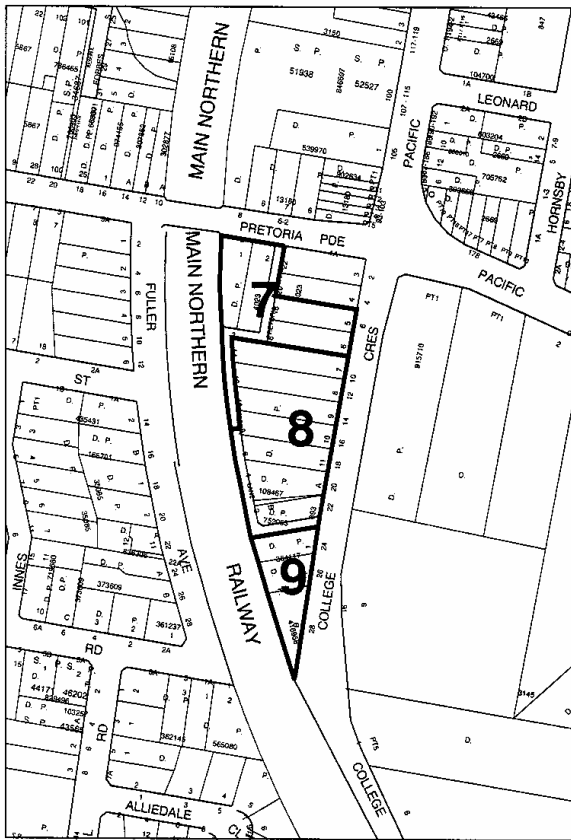
Such development is permissible, subject to the Council taking into consideration the matters of height, scale, setbacks, streetscape, pedestrian and vehicular access as they relate to the development site.

SCHEDULE BA (Cls. 14(2A), (4A) and (4B) and 15(3))

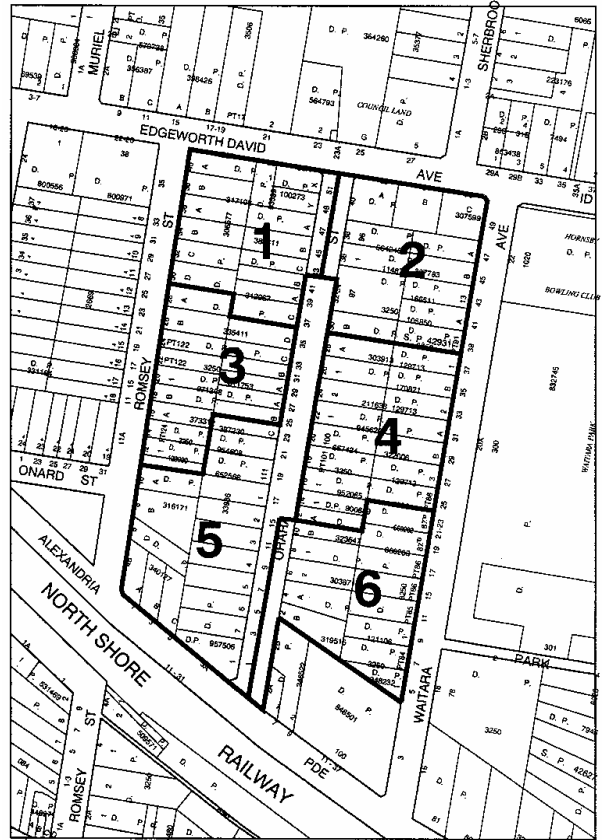
SCHEDULE BA

(Cls. 14(2A), (4A) and (4B)
and 15(3))

DIAGRAM 1



Locality: Hornsby



Locality: Waitara

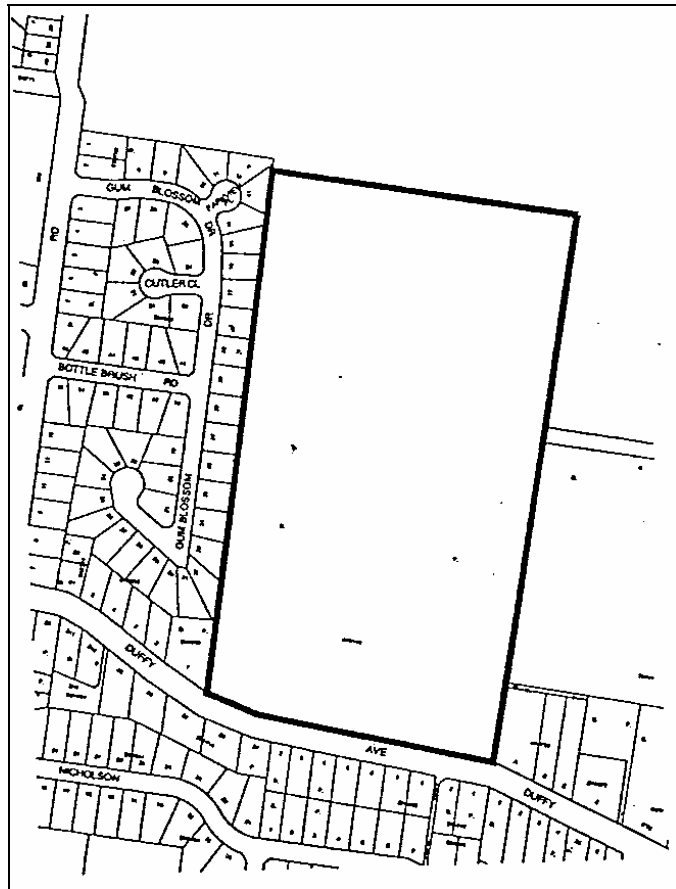
Development Sites

5



SCALE 1:4000

DIAGRAM 2

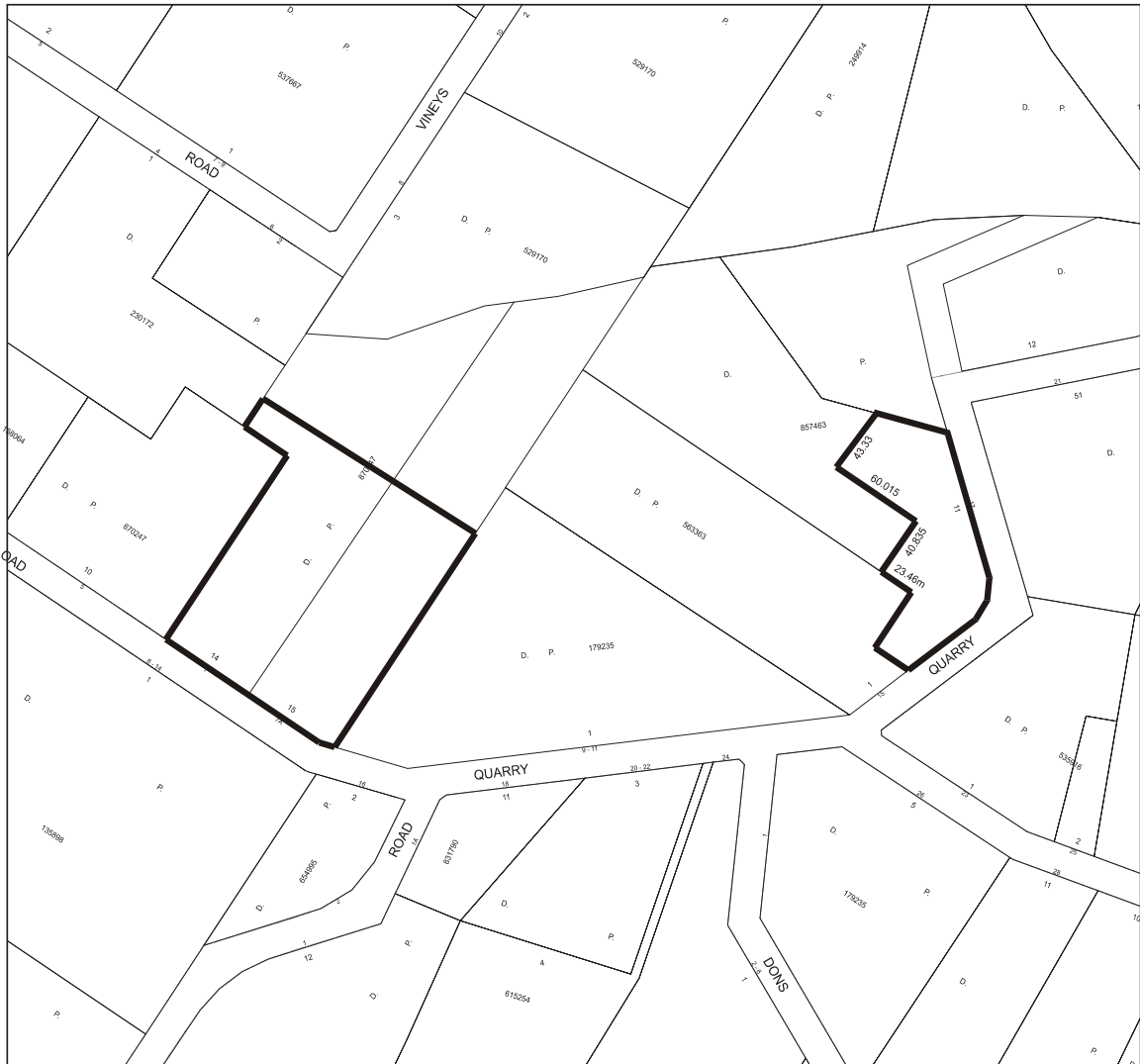


SCALE 1:6000

WESTLEIGH

The Council may consent to development that results in allotments smaller than those required by clause 14(2) and/or a density of dwellings in excess of that allowed by clause 14(3) in respect of land shown edged heavy black on Diagram 2, subject to a maximum density of 33 dwellings per hectare and the observance of performance standards to the satisfaction of the Council relating to streetscape, impact on surrounding development, pedestrian and cycle links, retention of significant trees, stormwater retention, water quality treatment, vehicular access and future road extensions.

DIAGRAM 3



SCALE 1:5000

DURAL

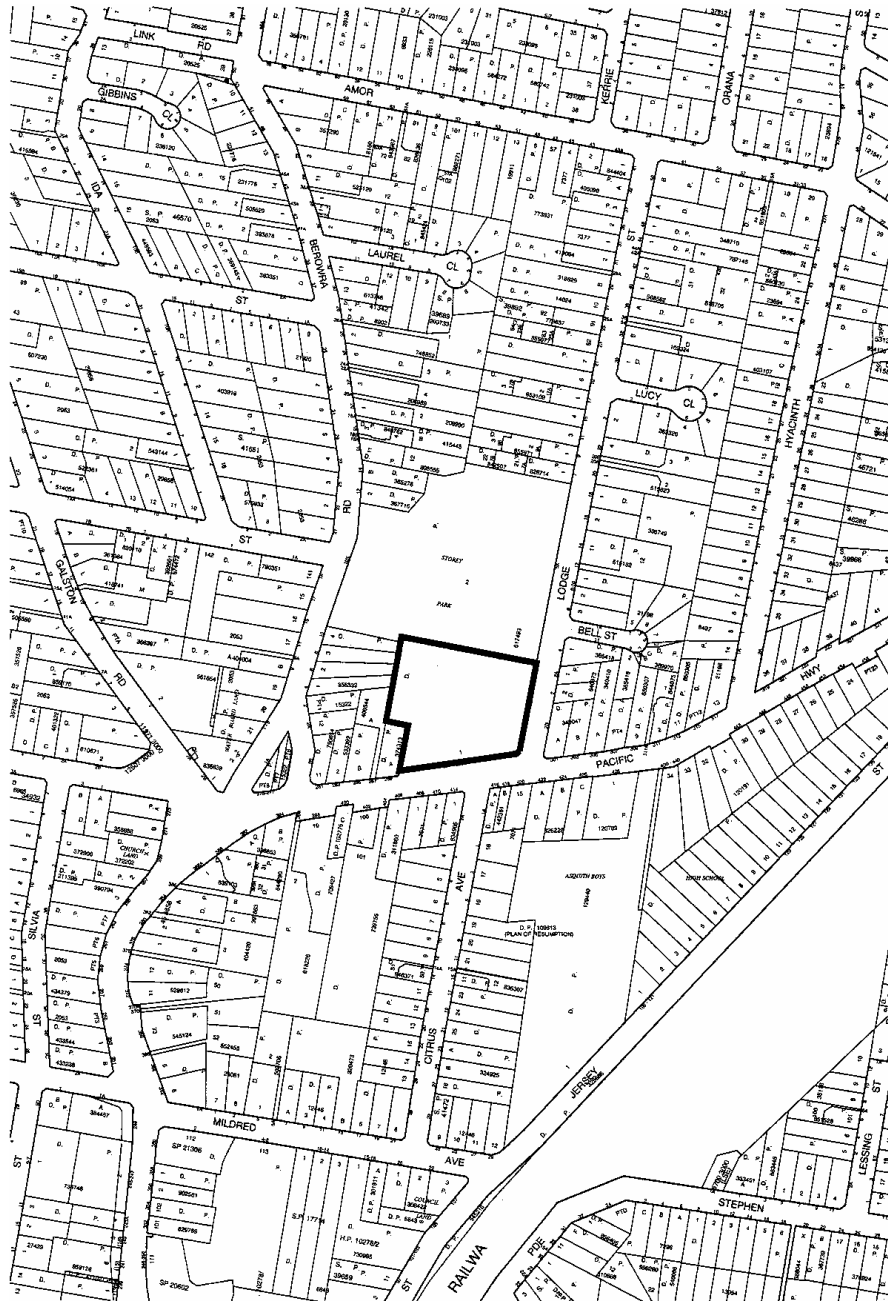
SCHEDULE C (Cl. 16 (1))

SCHEDULE C

(Cl. 16 (1))

Part 1 Land classified or reclassified before application of amendments made to s 30 of Local Government Act 1993

DIAGRAM A



SCALE 1:5000

Locality: Asquith

The land shown edged heavy black in Diagram A has been classified as operational land.

DIAGRAM B

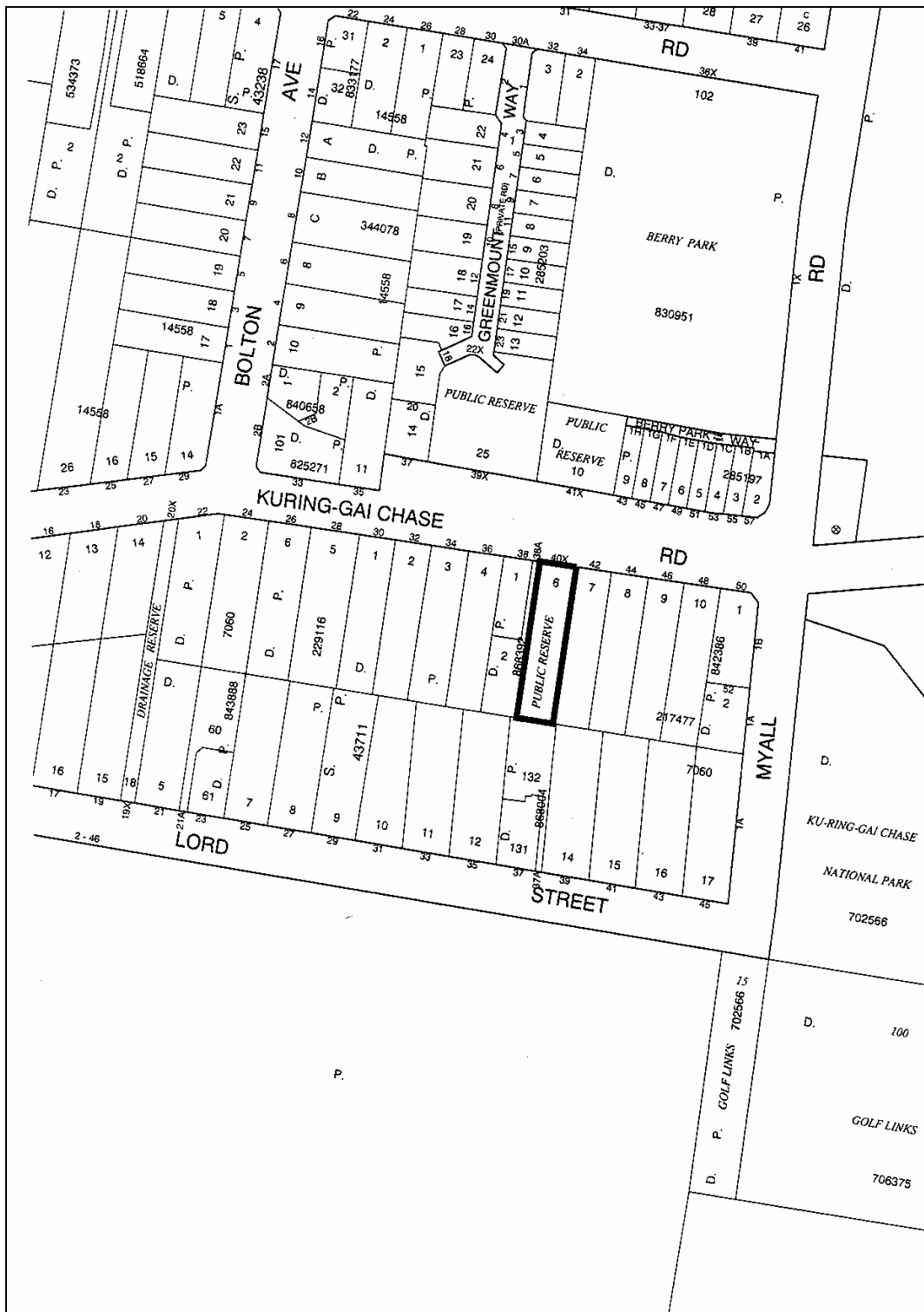


SCALE 1:5000

Locality: Cherrybrook

The land shown edged heavy black in Diagram B has been classified as operational land.

DIAGRAM C



SCALE 1:2500

Locality: Mt Colah

The land shown edged heavy black in Diagram C has been classified as operational land.

DIAGRAM D

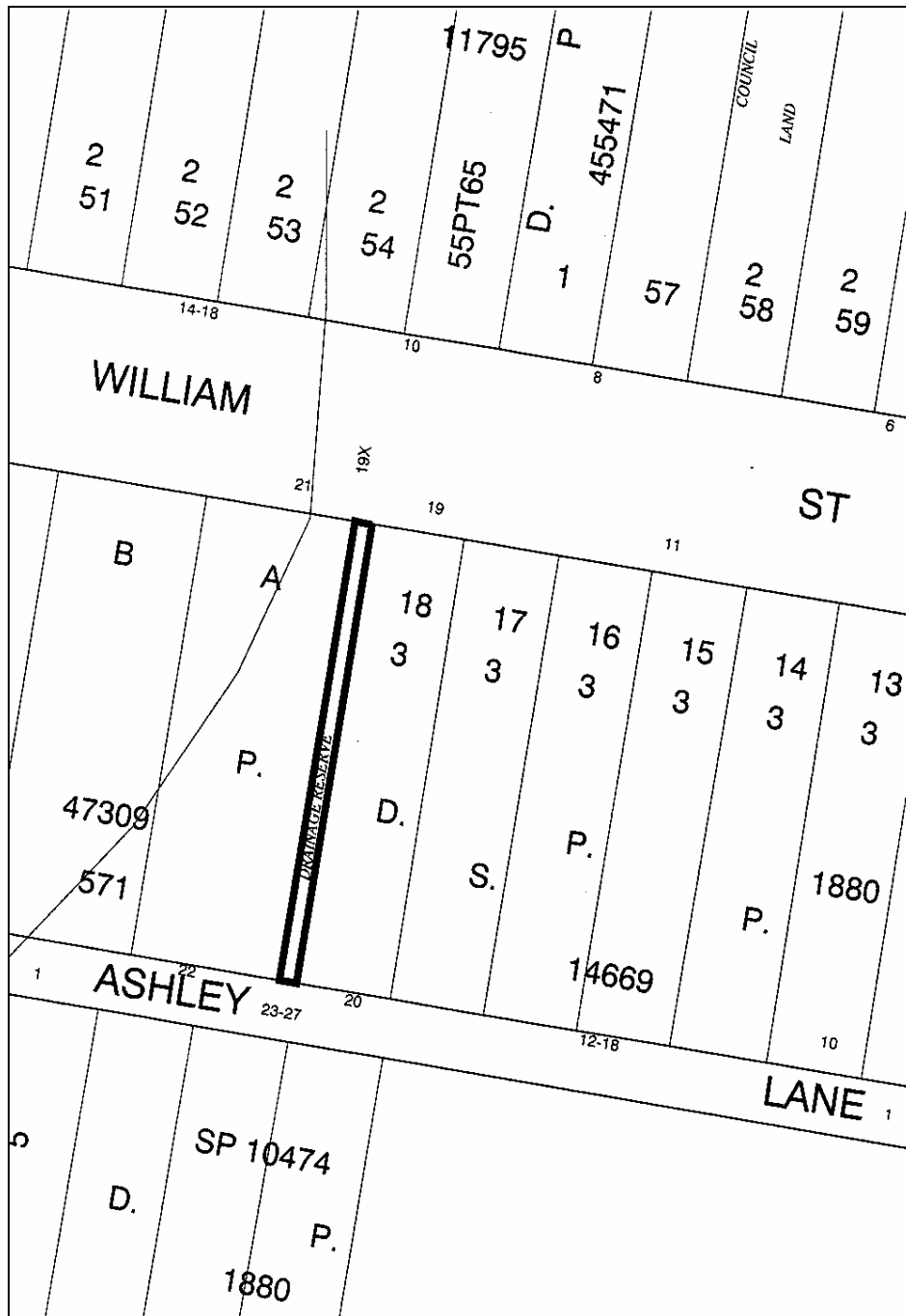


SCALE 1:2500

Locality: Castle Hill

The land shown edged heavy black in Diagram D has been classified as operational land.

DIAGRAM E

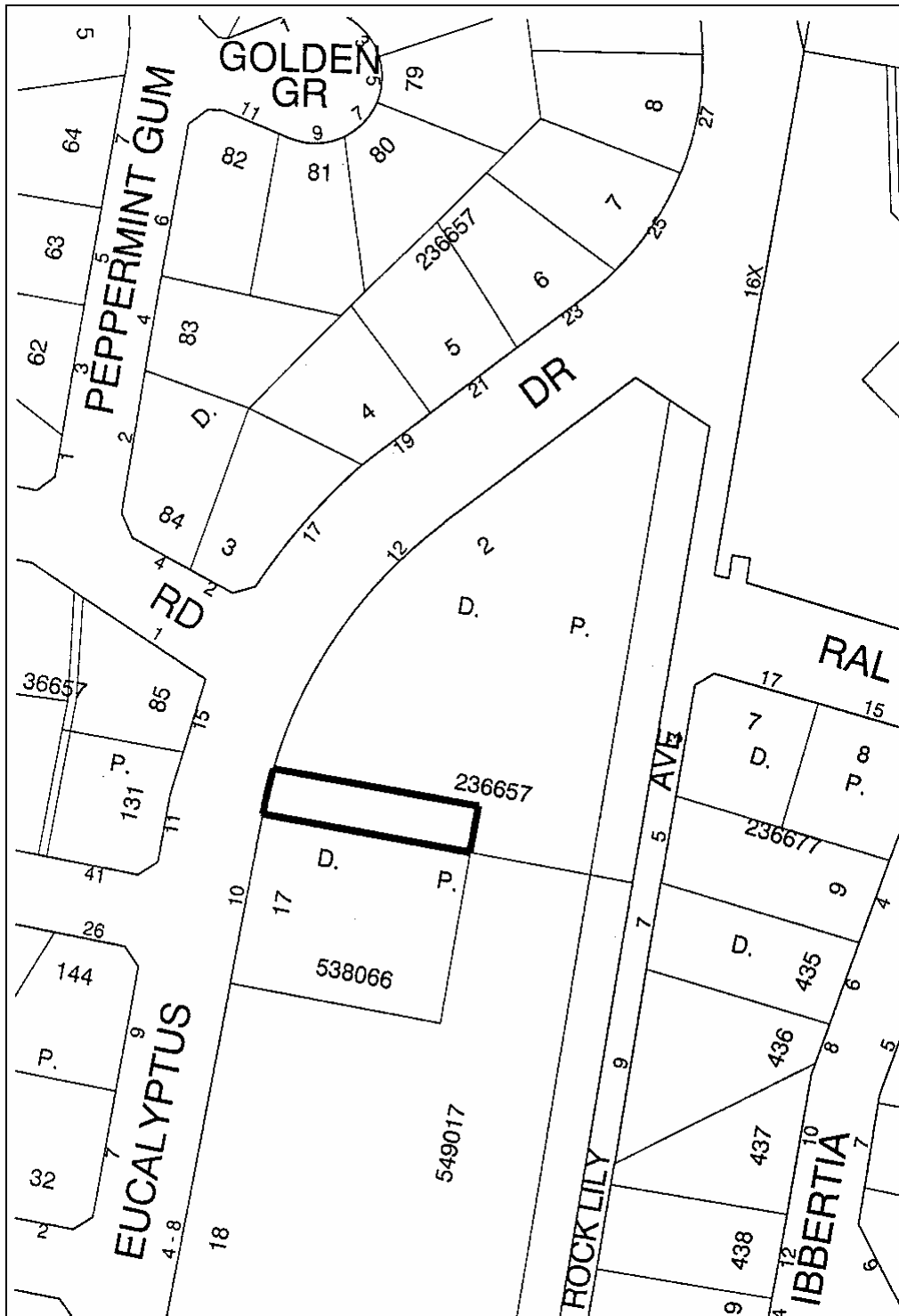


SCALE 1:750

Locality: Hornsby

The land shown edged heavy black in Diagram E has been classified as operational land.

DIAGRAM F

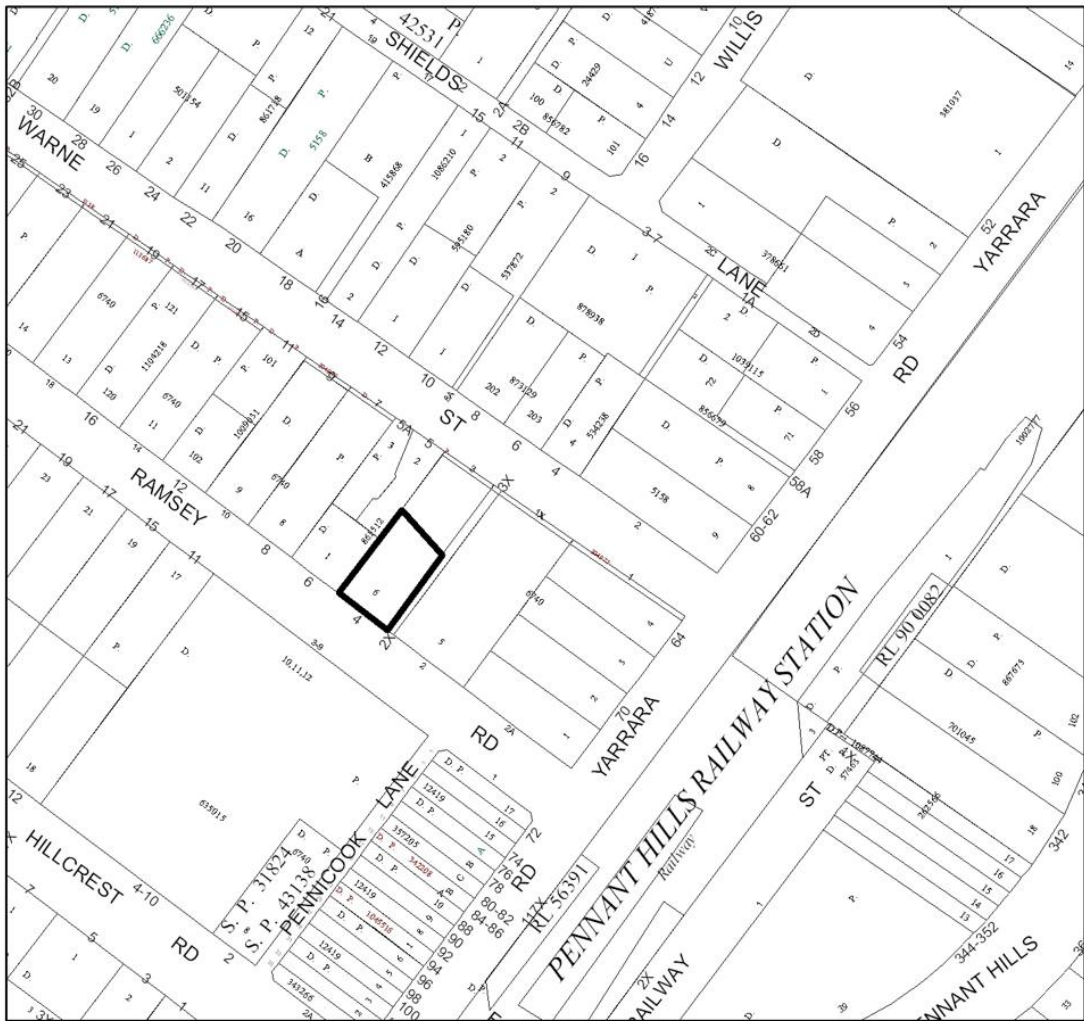


SCALE 1:1500

Locality: Westleigh

The land shown edged heavy black in Diagram F has been classified as operational land.

DIAGRAM G

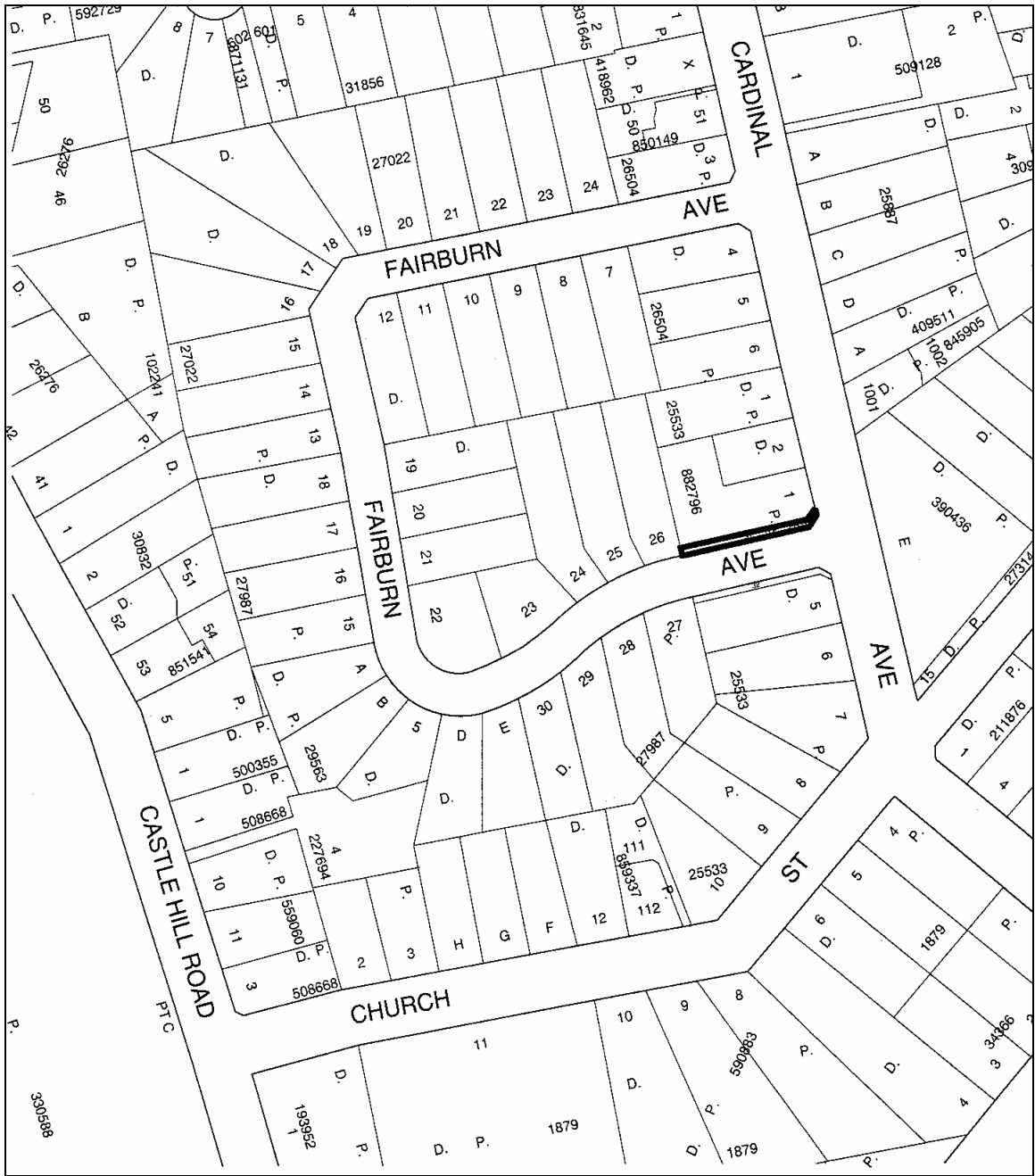


SCALE 1:2000

Locality: Pennant Hills

Part 2 Public reserve status and other interests discharged

DIAGRAM AA



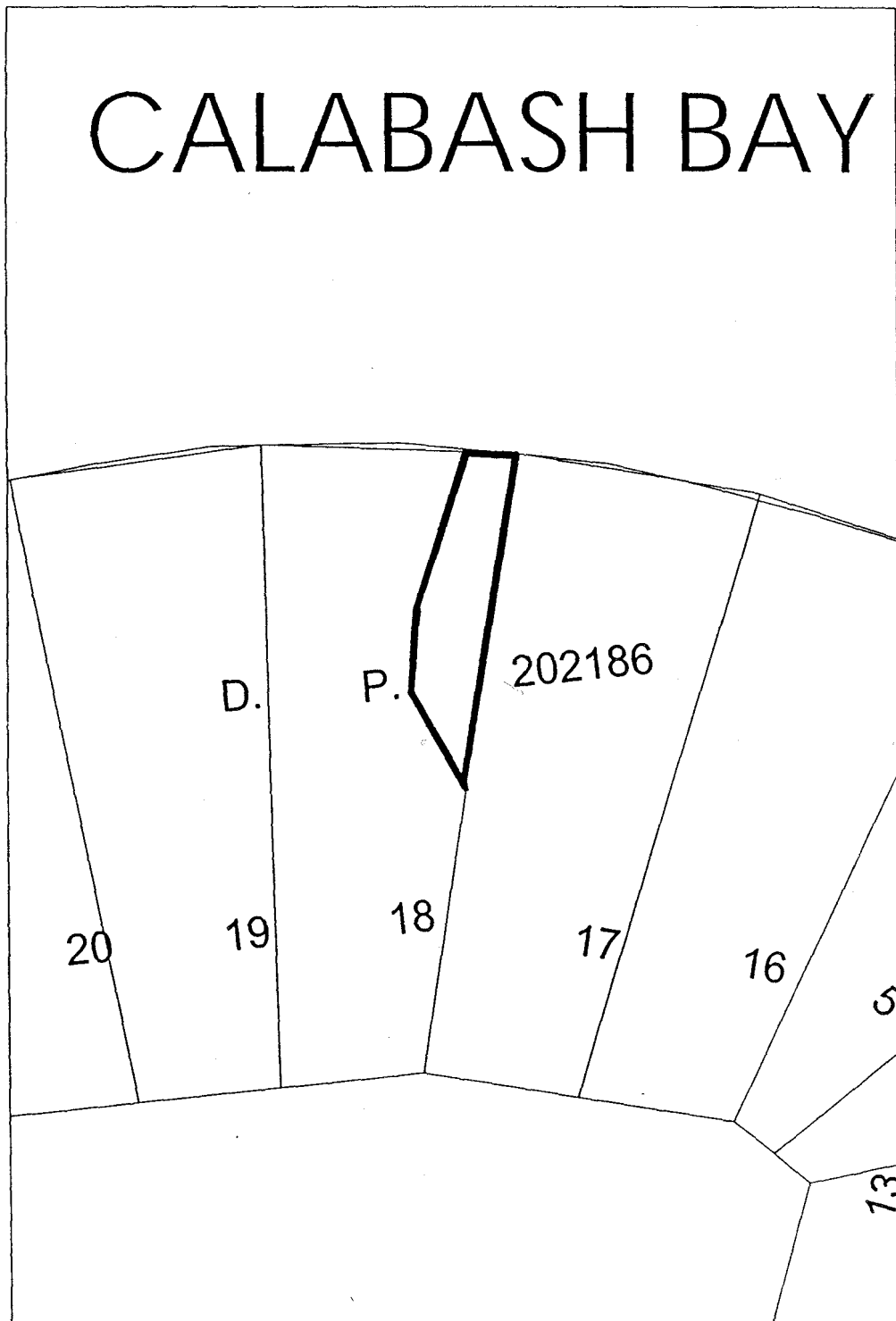
SCALE 1:2000

Locality: West Pennant Hills

Lot 31, D.P. 27987, known as No.2X Faiburn Avenue, West Pennant Hills

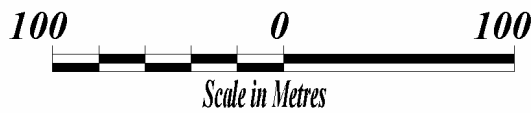
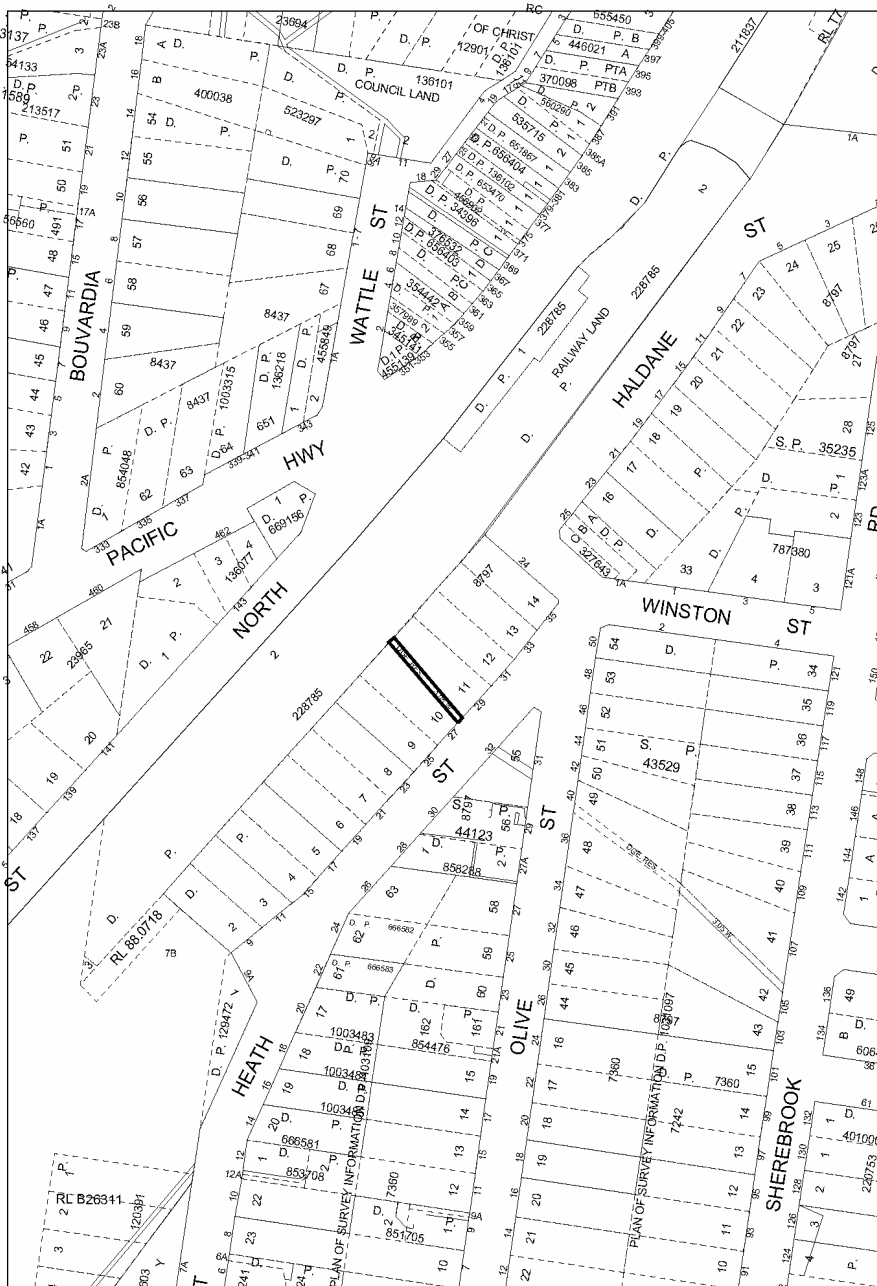
Hornsby Shire Local Environmental Plan 1994 (Amendment No. 49)

DIAGRAM AC



Part of Lot 18, D.P. 202186, Calabash Point, Berowra Creek, has been reclassified as operational land as shown edged heavy black in Diagram AC, - *Hornsby Shire Local Environmental Plan 1994 (Amendment No. 63)*.

DIAGRAM AD

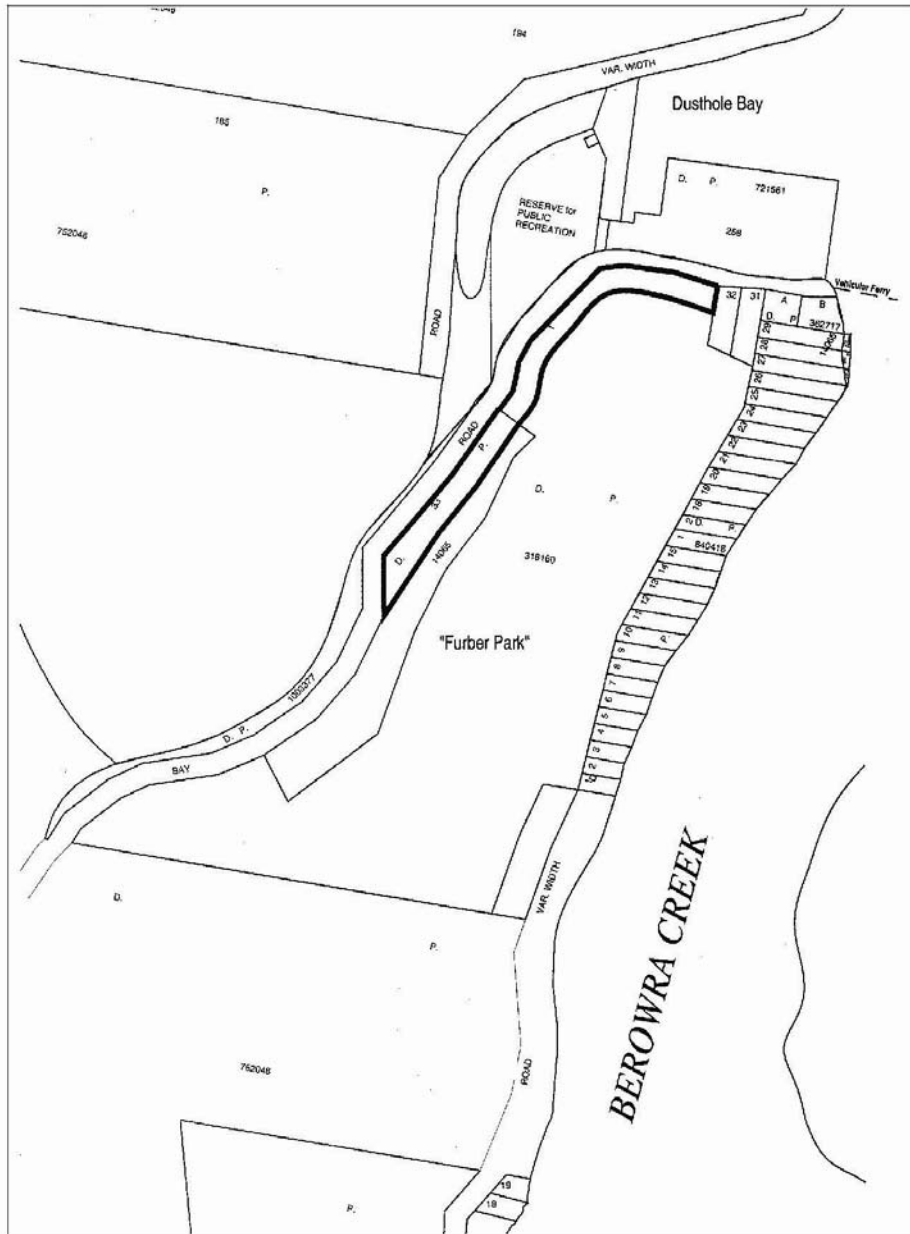


Locality: Asquith

The land shown edged heavy black in Diagram AD, being Lot 65, DP 8797, Heath Street, Asquith, has been reclassified as operational land – *Hornsby Shire Local Environmental Plan 1994 (Amendment No. 85)*.

Part 3 Public reserve status and other interests retained

DIAGRAM BA



SCALE 1:5000

Berowra Waters

The land shown edged heavy black in Diagram BA, being part Lot 1, DP 318160 and part Lot 33, DP 14065, Bay Road, Berowra Waters, has been reclassified as operational land

SCHEDULE D (Cl. 18(1), 23)

SCHEDULE D

(Cl. 18(1) ,23)

In this Schedule:

for the purpose of describing significance, the symbol "L" means local, "R" means regional, "S" means State and "N" means national; and

for the purpose of describing an address, the symbol "X" means adjacent to the address specified.

Address	Property description	Item	Significance
Arcadia			
89-91 Arcadia Road	Lot 201, D.P.752048	Arcadia General Store	L
109 Arcadia Road	Lot 1, D.P.533940	"Weerona" and garden	L
123 Arcadia Road	Pt. Lot 7, D.P.446220	Mobb's House	L
136 Arcadia Road	Pt. Lot 25, D.P.975148	Arcadia Community Hall	L
138 Arcadia Road	Lot 1, D.P.598637	St. Columb's Anglican Church	L
140 Arcadia Road	Lot 1, D.P.797478 and Lot 1, D.P.597328	Arcadia Public School - original building (excluding other buildings and grounds)	L
26 Blacks Road	Lots 1 and 3, D.P.587065	House	L
58-62 Calabash Road	Lot 233, D.P.752048	Waddell Ridge Group, dwelling remains, cistern, benchmark, rock inscription, field terracing, road terracing, fenceline, footings.	L
3 Cobah Road	Lot 1, D.P.210810	House	L
15 Cobah Road	Lot 2, D.P.609304	House	L
40-44 Cobah Road	Lots 1-3, D.P.203756	Windbreak and garden	L
Halls Road	Road Reserve	Windbreak	L
1 Halls Road	Lot D, D.P.369476	House	L
2 Smalls Road	Lot 3, D.P.563428	House	L
10-12 Smalls Road	Lot 2, D.P.874443	House and outbuildings	L
15 Smalls Road	Lot 2, D.P.564660	House	L
Sunnyridge Road		Windbreak	L
Asquith			
2X Chelmsford Street	Lot 1114, D.P.822293	Mills Park	L
5 Dudley Street	Lot A, D.P.375534	House	L
Halden Street	Road Reserve	Trees, Asquith Station and nature strip	L
419 Pacific Highway	Pt. Lot 11, D.P.12901	House	L
466A Pacific Highway	Lot 10, D.P.845796	House	L
480 Pacific Highway	Lot 14, D.P.16107	House	L
Royston Parade	Road Reserve	Street trees	L
1 Royston Parade	Lot 1, D.P.702242	Grounds - St Patricks Church	L
26 Royston Parade	Lot 1, D.P.502358	House and garden	L
27 Royston Parade	Lot 22, D.P.515599	Garden	L
32 Royston Parade	Lot 26, D.P.10405	House	L
Salmon Close		Garden tree	L
Cnr Sherbrook Road and Balwin Avenue	Road Reserve	Street tree	L
Sherbrook Road	Road Reserve	Street tree	L
121 Sherbrook Road	Lot 34, D.P.8797	House	L

178 Sherbrook Road	Lot A, D.P.317667	House	L L
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Beecroft

9 Albert Road	Lot 5, D.P.18182	Blue gum at rear	L
29B Albert Road	Lot 105, D.P.601734	House	L
2X Beecroft Road	Lot 6, D.P.828179	Blackwood Memorial Sanctuary, including North Road culvert	R
Beecroft Road	Road Reserve	Street trees - opposite Observatory Park	L
2,2A,4 Beecroft Road	Lots 5-7, D.P.237733	Gardens	L
8 Beecroft Road	Lot 1, D.P.236171	Blackwood House and garden	R
21 Beecroft Road	Lot 2, D.P.232683	"Red Hill"	R
44 Beecroft Road	Lot 1, D.P.407029	Garden	L
45 Beecroft Road	Lot A, D.P.377005	House and garden	L
52C Beecroft Road	Lot 2, D.P.522487	"Glenbower"	L
59 Beecroft Road	Lot 1, D.P.7380	House	L
61 Beecroft Road	Lot 10, D.P.565264	House	L
62 Beecroft Road	Lot 6, D.P.758074	St. John's Anglican Church	L
63 Beecroft Road	Lot 21, D.P.553564	"Lorne"	R
68 Beecroft Road	Lot 3, D.P.758074	Garden	L
	Section 7		
72 Beecroft Road	Lot U, D.P.959289	House, garden and outbuilding	L
74 Beecroft Road	Lot 101, D.P.775322	"Eltham" and garden	L
83 Beecroft Road	Lot 12, D.P.758074	House	L
84 Beecroft Road	Lot A, D.P.317698	"Waveney"	L
86 Beecroft Road	Lot C, D.P.434825	House	L
90-96 Beecroft Road	Lot U, D.P.104459, Lot 1, D.P.122581, Lot 1, D.P.384982, Lot 1, D.P.122580, Lots 1-5 and Pt 6, D.P.758074, Lot A, D.P.100859, Lot 2, D.P.539122	Beecroft Public School - (excluding grounds)	L
95A Beecroft Road	Lot U, D.P.947922	Beecroft Post Office	L
100 Beecroft Road	Lot A, D.P.356769	"Vintage Cellars" building	L
104 Beecroft Road	Lot 2, D.P.609098	"Nakinda"	L
110 Beecroft Road	Lot 5/6 (1), D.P.758074	House and garden	L
111 Beecroft Road	Lot 1, D.P.121947	Beecroft Community Centre	L
111X Beecroft Road	Lot 979, D.P.822292	The Village Green, Boer War Memorial, World War I and II Memorials	L
112 Beecroft Road	Lots 4 and 5, D.P.758074	House and garden	L
114 Beecroft Road	Lot 6, D.P.221391	"Ravenhurst" and garden	L
115 Beecroft Road	Lots 1,2,3,4 and 5, D.P.2072	"Carmel"	L
116 Beecroft Road	Lot 5, D.P.214705	Garden, fence and hedge	L
118 Beecroft Road	Lot 1, D.P.501547	House	L
128 Beecroft Road	Lot 5, D.P.6280	Garden	L
130 Beecroft Road	Lot A, D.P.15298	"Romana House" and garden	R
136 Beecroft Road	Lot B, D.P.317843	Garden	L
140 Beecroft Road	Lot 1, D.P.504734	"Combanning"	L
142 Beecroft Road	Lots 13 and 14, D.P.6280	Garden, fence and gate posts	L
144-146 Beecroft Road	Lots 15, 16, 17 and 34, D.P.6280	"Brunoy" (Chesalon Nursing Home)	L

2-4 Boronia Avenue	Lots 1 and 2, D.P.360108	Gardens	L
Boronia Street	Road Reserve	Street trees	L
Cardinal Avenue	Road Reserve	Street trees	L
Castle Howard Road	Road Reserve	Street trees	L
1X Castle Howard Road	Lots 534-535, 537-544, 823 and 864, D.P.752028	Bushland, Beecroft/Cheltenham Park	L
Chapman Avenue	Road Reserve	Street trees between Cardinal Avenue and Hull Road	L
71 Copeland Road	Lot 3, D.P.219007	House and garden	L
84 Copeland Road	Lot 4, D.P.7931	House	L
116 Copeland Road	Lot C, D.P.4369	House	L
121 Copeland Road	Lot 24, D.P.758074, Section 4	Garden	L
127 Copeland Road	Lot 101, D.P.842903	House	L
Copeland Road (east)	Road Reserve	Footpath - especially outside Nos 138-154	L
138 Copeland Road	Lot A, D.P.385708	"Chetwynd"	L
148 Copeland Road	Lot 1, D.P.205047	House	L
149 Copeland Road	Lot 1, D.P.12464	Garden	L
151 Copeland Road	Lot 2, D.P.12464	House and garden	L
153 Copeland Road	Lot 3, D.P.12464	House	L
154 Copeland Road	Lot 2, D.P.596145	House and garden	L
155 Copeland Road	Lot 4, D.P.12464	"Holme Lacey" and garden	L
156 Copeland Road	Lot 14, D.P.604271	Garden	L
157 Copeland Road	Lot 5A, D.P.382779	House	L
159 Copeland Road	Lot 11, D.P.556232	House	L
161 Copeland Road	Lot 6, D.P.242297	House and garden	L
162 Copeland Road	Lot 1, D.P.622711	"Aston"	L
163 Copeland Road	Lot 81, D.P.577380	House and garden	L
188 Copeland Road	Lot 3, D.P.368286	House	L
190 Copeland Road	Lot 4, D.P.368286	House	L
23 Fiona Road	Lot Y, D.P.364307	House	L
Hannah Street	Road Reserve	Street trees (between York Street and Pennant Hills Road).	L
29 Hannah Street	Lot A, D.P.398222	House	L
30 Hannah Street	Lot C, D.P.960213	House	L
38 Hannah Street	Lot 1, D.P.200138	House	L
40 Hannah Street	Lot 5, D.P.514026	House	L
42 Hannah Street	Lot 1, D.P.133587 and Lot 20, D.P.7788, Section 7	House	L
44 Hannah Street	Lot 18, D.P.7788 and Lot 1, D.P.168952	House	L
51 Hannah Street	Lot A, D.P.963616	House	L
86X Hannah Street	Lot 28, D.P.23858	Fernleigh Park	L
Hull Road	Road Reserve	Street trees	L
8 Kirkham Street	Lot Z, D.P.395564	House	L
15 Kirkham Street	Lot 1, D.P.357713	Garden	L
Lilla Avenue	Road Reserve	Street trees	L
Lynden Way	Road Reserve	Street trees	L
Malton Road	Road Reserve	Street trees	L
2 Malton Road	Lot A, D.P.354398	House	L
5 Malton Road	Lot 3, D.P.340956	House	L
11 Malton Road	Lot 42, D.P.596659	"Kunaware" and garden	L
12 Malton Road	Lot 2, D.P.504423	"Lynwood"	L
14-18 Malton Road	Lot A, D.P.349021	"Mindaribba"	L
17 Malton Road	Lot 1, D.P.924640	"Eureka"	L
27 Malton Road	Lot 1, D.P.593755	"Loonycarn"	L

28 Malton Road	Lot 1, D.P.537665	House	L
31A Malton Road	Lot 1, D.P.628007	"Notrella"	L
37 Malton Road	Lot 101, D.P.713750	House	L
49 Malton Road	Lot 602, D.P.793873	House	L
7 and 9 Mangiri Road	Lots 19 and 20, D.P.715454	"Linthorpe"	L
1 Mary Street	Lot B, D.P.356769	Presbyterian Church	L
3 Mary Street	Lot 5 and 6, D.P.758074	House and garden	L
7 Mary Street	Lot 8, D.P.758074, Section 2	Two angophora trees	L
11-14X Mary Street	Lots 10-14, D.P.758074 Section 2	Chilworth Reserve	L
1 Murray Road	Lots 8 and 9, D.P.7132	House	L
Murray Road	Road Reserve	Street trees east of Beecroft Road	L
66 Murray Farm Road	Lot 42, D.P.16525	House	L
67A Murray Farm Road	Lot 3, D.P.552887	English Oak tree	L
107A Murray Farm Road	Lot 2, D.P.512307	House	L
Orchard Street	Lot 12, D.P.202545, Lot 15, D.P.220904, Lot 66, D.P. 218185, Lot 72, D.P. 503715, Lots 2 and 46, D.P.217863, Lot 75, D.P.506963	Devlins Creek Bushland Reserve	L
Orchard Street	Road Reserve	Street trees	L
589 Pennant Hills Road	Lot 10, D.P.801176	Grounds - Pennant Hills Golf Club	R
Sutherland Road -Byles Creek Valley		Bushland Reserve	L
Railway land - Beecroft to Pennant Hills		Bushland	L
82 Sutherland Road	Lots 640 and 641, D.P.133462	Booth Park	L
97 Sutherland Road		Beecroft Railway Station and garden	L
110-112 Sutherland Road	Pt.Lot 1 and pt. Lot 2, D.P.4046	"Beveren" and garden	L
122 Sutherland Road	Lot 2, D.P.619164	House	
1 Wandeen Avenue	Lot 14, D.P.7154	House	L
2 Wandeen Avenue	Lot 3, D.P.523327	House	L
3 Wandeen Avenue	Lot 1, D.P.546219	House and garden	L
3 Wongala Crescent	Lot 4, D.P.305506	"Treasure House"	L
25 Wongala Crescent	Lots 1 and 2, D.P.133462	Garden	L
37 Wongala Crescent	Lot 12, D.P.607771	Fence	
39-41 Wongala Crescent	Lot B, D.P.368137	House	L
8 York Street	Lot 1, D.P.9786	"Twilight House/Sheen"	L

Berowra

21A Anembo Road	Lot 302, D.P.880212	House	L
4 Arcadia Crescent	Lot 31, D.P.853409	House	L
14X Berowra Waters Road	Recreation Reserve	Berowra Park	L
10 Berowra Waters Road	Lot 2, D.P.417877	"Thaxted"	L
24 Berowra Waters Road	Lot 2, D.P.851097	House and garden	L
29 Berowra Waters Road	Lot 21, D.P.6107	House	L

41 Berowra Waters Road	Within Recreation Reserve	Community Hall and grounds	L
48 Berowra Waters Road	Pt. Lot 13, D.P.509198	"Bungalow"	L
75 Berowra Waters Road	Lot 12, D.P.562850	House	L
83 Berowra Waters Road	Lot A, D.P.419283	"Sunbeam"	L
Berowra Waters Road	Road Reserve	Street trees outside 110-112	L
Berowra Waters Road	Crown land	Scenic road through bushland	R
Crowley Road	Road Reserve	Street trees	L
3A Crowley Road	Lot 2, D.P.509204	House	L
14 Crowley Road	Lot A, D.P.326295	Hall	L
15 Crowley Road	Lot 6, D.P.6107	House	L
36-38 Currawong Road	Lot 203, D.P.749915	House	L
25 Goodwyn Road	Lot 2, D.P.578390	House	L
2-4 Hillcrest Street	Lot B, D.P.373120	Garden	L
22 Hillcrest Street	Lot 6, D.P.217164	Trees associated with 7 Wanill Place	L
899-903 Pacific Highway	Lots 59, 90, 639, 912, D.P.752053	Grounds - La Mancha Caravan Park	L
Pacific Highway (eastside)	Road Reserve	Roadside trees	L
1015 Pacific Highway	Lot 8, D.P.758096	House	L
Rawson Road	Road Reserve	Street trees	L
24 Turner Road	Lot 1, D.P.213153	"Whitianga"	L
5 Wanill Place	Lot 23, D.P.218655	House	L
7 Wanill Place	Lot 22, D.P.218655	Former servant's quarters	L
Waratah Road	Road Reserve	Street trees	L
2 Waratah Road	Lots 19 and 20, D.P.6107	"The Laurels" and garden	L
11-15 Yallambee Road	Lot 2, D.P.556142	Garden, including Oak tree	L

Berowra Heights

Turner Road	Road Reserve	Trees	L
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Berowra Waters

Berowra Waters Road/ Bay Road	Waterway	Vehicular cable ferry	R
Berowra Waters Road	Lot 466 ,D.P.727082	Boat shed	L
Berowra Waters Road	Crown land	Kiosk/teahouse	L
Berowra Waters Road	Crown land	Toilet block	L
Berowra Waters Road		Rex Jones Memorial	L
Franks Bight adjacent to Kirkpatrick Way		Tidal Bath remains	L

Berrilee

70-72 Bay Road	Lot A, D.P.399112	"Sandown"	L
106 Bay Road	Lot 3, D.P.224685	"Mt Orient"	S

Bobbin Head

Ku-ring-gai Chase Road		"Bobbin Inn"	L
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Brooklyn

1-3 Bridge Street	Lot 1 and 2, D.P.543112	Shop	L
5 Bridge Street	D.P.936486	Shop	L
7 Bridge Street	D.P.946143	Shop	L

11 Bridge Street	Lots 15, 17 and 19, D.P. 2746	Brooklyn Police Station	L
13 Bridge Street	Lot 1, D.P.521539	Brooklyn Post Office and Residence	L
15-17 Bridge Street	Lots 27 and 28, D.P.5043	House	L
Brooklyn Road	Lots 1-5 and 7, D.P.752026 and Lot 395, D.P.45975	Brooklyn cemetery	L
Brooklyn Road	Waterway	Seymours Creek Mangrove wetland	L
51 Brooklyn Road	Lot 3, D.P.5527	House	L
52 Brooklyn Road	Lot 11, D.P.2002	House	L
53 Brooklyn Road	Lot 2, D.P.5527	Boatshed	L
87 Brooklyn Road	Recreation Reserve	Brooklyn Park	R
89-91 Brooklyn Road	Lot 1, D.P.8426	"Rossmore"	L
95 Brooklyn Road	Lot 20, D.P.849201	House	L
96 Brooklyn Road	Lot 4, D.P.758166	"Ross Homestead" and garden	L
106 Brooklyn Road	Lots 1 and 2, D.P.758166, Lots 1, 2, 3, 5 and 6, D.P.758166, Section 2 and Lot 11, D.P.758166	Brooklyn Public School (excluding grounds)	L
117 Brooklyn Road	Lot 4, D.P.6805	House	L
120 Brooklyn Road	Lot 1, D.P.358297	War Memorial Hall.	L
121 Brooklyn Road	Lot 3, D.P.629260	House	L
129 Brooklyn Road	Lot 1, D.P.227335	House	L
140 Brooklyn Road	Lot B, D.P.310389	"Melville".	L
156A Brooklyn Road	Lot 9, D.P. 2105	Old St Mary's Church	L
176 Brooklyn Road	Lot 18, D.P.41000	House	L
180 Brooklyn Road	Lot 16, D.P.41000	House	L
206 Brooklyn Road	Lot 11, D.P.1183 and Lot 12, D.P.2746	"Blinkbonnie".	L
208 Brooklyn Road	Lot 1, D.P.554808	House	L
212-214 Brooklyn Road	Lots 16, 17 and 18, D.P.2746	House	L
Dangar Road	Lot 1, D.P.62933, Lot 666, D.P.828406 and Lot 1, D.P.40000	McKell Park - lower, upper, cabbage palms and World War II gun and emplacements	R
Dangar Road	Lot 415, D.P.52026	Governor Phillip Memorial	L
Dangar Road	Lot 1, D.P.734446	Hawkesbury River Railway Station	R
10 Dangar Road	Lot 1 D.P.73446	House	L
5 George Street	Lot 1, D.P.973865	House	L
7 George Street	Pt. Lot 8 and Lots 9 and 10, D.P.5043	House	L
10-16 James Road	Lots H,J,K, D.P.19744	Brown's boatshed	R
Karoola Street	Road Reserve	Footpath	L
1 Karoola Street	Lots 1 and 2, D.P.2746, Sect. F	House	
2 Karoola Street	Lot 1, D.P.853918	House	L
3 Karoola Street	Lots 3, 4 and 5, D.P.2476, Section F	House	L
5 Karoola Street	Lots 6 and 7, D.P.2746, Section F	House	L
8 Karoola Street	Lots 28 and 29, D.P.5043, Section C	House	L
12 Karoola Street	Lot A, D.P.35735	House	L
23 Karoola Street	Lot 2, D.P.32963	House	L

Kuring-gai Chase National Park	Lot 2, D.P.545639	Old railway dams	R
Long Island	Lot 1, D.P. 734446	Railway tunnels	S
Long Island	Lot 1, D.P. 734446	1889 railway bridge piers, pylon and plaque	S
Long Island	Lot 1, D.P. 734446	1946 railway bridge, memorial and construction docks	R
Long Island	Crown land	Nature Reserve - bushland	R
Disused Old Peats Ferry Road	Road Reserve	Road remains	S
Pacific Highway	Crown land	Peats Ferry road bridge	R
Pacific Highway	Lots 238 and 250, D.P.752026	Rest Park	L
1 William Street	Lot 1, D.P.431327	Station Master cottage	L
8 William Street	Lot 1, D.P.830845	Telephone exchange	L

Calabash Point

McCallums Avenue fire trail	Lot 1, D.P.521150	Fretus Hotel ruins	L
McCallums Avenue	Lot 1, D.P.521150 and Lot 78, pt. Lot 163 and Lots 168, 185, 194, D.P.752048	Fire trail	L

Carlingford

559A North Rocks Road	Lot 2, D.P.526724	House	L
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Castle Hill

284 Castle Hill Road	Lot 1, D.P.175432	Mowll Village group including "Lober House", "Tower House", "Gate House" entry gates, dairy, stables and grounds.	R
Castle Hill Road (west end)	Road Reserve	Street trees	L
36-56 David Road	Lot 2, D.P.565458	Grounds - Mary Mercy Centre	L
121-123 David Road	Lot 9820, D.P.785153, Lot 9821, D.P. 785153	Garden	L
173-177 David Road	Lot 2, D.P.232014	"Glenowen" and garden	L
423-513 Old Northern Road	Lots 320 and 321, D.P.859559 and pt. Lot 1, D.P.100179	Oakhill college, original building, gate house and grounds.	L

Cheltenham

150 Beecroft Road	Lot 2, D.P.373724	"Lauriston"	R
152 Beecroft Road	Lot 102, D.P.600100	"Quambi"	R
157 Beecroft Road	Lot 2, D.P.7123	"Mosbrae"	L
	Pt Lot 3, D.P.7132		
158 Beecroft Road	Lot 4, D.P.530116	House	L
170 Beecroft Road	Lot 2, D.P.931461	House	L
174 Beecroft Road	Lot 1, D.P.527556	House	L
179 Beecroft Road	Lots 83,84, D.P.9085	Former Church and grounds	L
183 Beecroft Road	Lot 80, D.P.9085	Garden	R
203 Beecroft Road	Lot 13, D.P.844078	"Edensor", garden, stable and wall	R
24 Boronia Avenue	Lot 1, D.P.391071	House	L
32 Boronia Avenue	Lot 1, D.P.556740	House	L

8 Cheltenham Road	Lot 138,139, D.P.12364	House	L
10 Cheltenham Road	Lots 136 and 137, D.P.12364	House	L
22 Cheltenham Road	Lot 9, D.P.18542	Garden	L
15 Chorley Avenue	Lot 128, D.P.12364	House	L
130-146 Malton Road	Lots A and B, D.P.393708	"Ahimsa" and grounds	L
Mason Avenue	Road Reserve	Street trees	L
6 Mason Avenue	Lot 3, D.P.332084	House	L
12 Mason Avenue	Lot 1, D.P.537455	"Boonga"	L
31 Murray Road	Lot B, D.P.349965	"Maitai" trees and garden	L
19 Norma Crescent	Lot 1, D.P.523362	House	L
The Boulevarde	Road Reserve	Street trees	L
1 The Boulevarde	Lot 1, D.P.576233	Trees	L
5 The Boulevarde	Lot 1, D.P.580847	House and garden	L
10-12 The Boulevarde	Lots 25 and 26, D.P.5440	Gardens	L
11 The Boulevarde	Lot 2, D.P.540033	House	L
14 The Boulevarde	Lot B, D.P.302976	Garden	L
15 The Boulevarde	Lot 1, D.P.807998	House	L
18 The Boulevarde	Lot 1, D.P.526173	House and garden	L
24 The Boulevarde	Lot 18, D.P.5440	House	L
26 The Boulevarde	Lot 17, D.P.5440	House	L
The Crescent	Road Reserve	Street trees	L
44 The Crescent	Lot 1, D.P.18542	Garden	L
46 The Crescent	Lot 2, D.P.18542	Garden	L
48 The Crescent	Lot 3, D.P.18542	Garden	L
50 The Crescent	Lots 35,36,37, D.P.5440	House and garden	L
52 The Crescent	Lot 34, D.P.5440	House	L
54 The Crescent	Lot 33, D.P.5440	House	L
56 The Crescent	Lot 32, D.P.5440	House	L
60-74 The Crescent	Lots 1-5, D.P.5440, Lot C, D.P.306966, Lot C, D.P.328704, Lot 1, D.P.335423, Lot G, D.P.360935, Lot J, D.P.373758, Lot A, D.P.303812	Grounds - Cheltenham Recreation Club	L
94 The Crescent	Lot 5, D.P.9207	"Ashby"	L
The Promenade	Road Reserve	Street trees	L
7 The Promenade	Lot 112, D.P.9085	Garden	L

Cherrybrook

19 Boldrewood Place	Lot 22, D.P.846115	"Boldrewood" and garden	L
150 Castle Hill Road	Lot 402, D.P.259853	House	L
160-168 Castle Hill Road	Lot 1, D.P.511824	"Inala School" (original house)	L
10 Kenburn Avenue	Lot 122, D.P.635280	The Lakes of Cherrybrook "Kenburn Hall" and garden	L
134 New Line Road	Lot 108, D.P.752053	Cherrybrook Uniting Church, Church hall and cemetery	R
144 New Line Road	Lot 1, D.P.619447	"Gumnut Hall" - Cherrybrook Pre-School and Community Centre	L
163 New Line Road	Lot 8, D.P.790357	Garden	L
175 New Line Road	Lot B2, D.P.162333	House	L
208 New Line Road	Lot 1, D.P.777562	House	L

Pyes Creek near Woodlark Place	Pt. Lot 163, D.P.775483	Bridge, approaches and quarry	L
16 Sanctuary Close	Lot 1021, D.P.785501	"Hillcrest"	L
69-85X Shepherds Drive	Lot 1, D.P.26375, Pt. Lot 4204, D.P.706256	Greenway Park	L
56X Shepherds Drive	Lot 4205, D.P.706251, Lot 1, D.P.738083	"The Lakes of Cherrybrook Reserve"	L
1X Westminster Drive	Lot 15, D.P.771565	Public Reserve	L

Cowan

26 Alberta Avenue	Lot 41, D.P.10403	House	L
Glendale Road	Lot 330, D.P.752026	Glendale Farm	L
1177 Pacific Highway	Lot 15, D.P.10403	House	L
Pacific Highway	Road Reserve	Street trees	L
Pacific Highway	Mining Lease 10	Original Quarry	L
Pacific Highway		Railway Station	L
Pacific Highway	Lots 262, 1247, 359 D.P.752026	House ruins near quarry	L

Dangar Island

Baroona Street	Road Reserve	Pedestrian street	L
Baroona Street	Lots 1 and 3, D.P.597242	Recreation Reserve	L
8 Baroona Street	Lot 47, D.P.10902	Tyneside house	L
Grantham Crescent	Road Reserve	Pedestrian street	R
Grantham Crescent	Road Reserve	Blackbutt trees	R
38 Grantham Crescent	Lot 65, D.P.10902	House	L
43X Grantham Crescent	Lot 78, D.P.10902	Bradleys Beach	L
Neotsfield Street	Road Reserve	Pedestrian street	R
Northern foreshore	Waterway	Waterfront, seawall, wharf, trees and 1889 Railway Bridge construction site	L
9 Neotsfield Avenue	Lot 1 D.P.502013	Sandstone tower	R
Riverview Avenue	Road Reserve	Roadworks	L
91X Riverview Avenue	Lot 2, D.P.537659	Kiparra Park bushland	R
9 Yallaroi Parade	Lot 2, D.P.521484	Former billiard room	R

Dural

490-498 Galston Road	Lot 2, D.P.504406 and Lot 1, D.P.87092	Swanes Nursery	L
429 Galston Road	Lot 9, D.P.573049	"Koombahla"	L
431 Galston Road	Lot 1, D.P.194542	House	L
432 Galston Road	Lot 4, D.P.554002	"Shamrock Vale"	L
452 Galston Road	Lot 1, D.P.610404	Garden	L
454 Galston Road	Lot 2, D.P.610404	Garden - Kelvin Park	L
11 Harris Road	Lot 1, D.P.507580	"The Croft"	L
New Line Road	Road Reserve	Street trees	L
New Line Road		Original alignment of New Line Road (Elouera estate)	L
260-266 New Line Road	Lot 84, D.P.752053	"Terranova"	L
671-673 Old Northern Road	Lot 1, D.P.393694	House	L
857 Old Northern Road	Pt. Lot C, D.P.349226	House	L
873 Old Northern Road	Lot 2, D.P.541989	House	L
885-887 Old Northern Road	Lot 1, D.P.616947	Cemetery	L
925-937 Old Northern Road	Lots 1 and 2, D.P.618271	House, former Uniting Church and chapel	L

965 Old Northern Road	Lot 1, D.P.589402	St Judes Anglican Church and grounds	R
1169-1171 Old Northern Road	Lot 6, D.P.239758	"Trees"	L

Epping

8 Abuklea Road	Lot 1, D.P.19798	"Kooringa"and garden	R
16 Abuklea Road	Lot 33, D.P.13411	Garden	L
21-23 Abuklea Road	Lot 14, D.P.209831	House	L
32 Abuklea Road	Lot A, D.P.411486	House	L
Albuera Road	Lot B, D.P.402093	Bushland in Vimiera and Forrester Parks	L
Beecroft Road	Road Reserve	Bushland between Carlingford Road and Kandy Avenue	L
Beecroft Road near southern end of Old Beecroft Road	Road Reserve	Stone causeway over Devlins Creek	L
Blaxland Road	Lot 365, 366, D.P752028, Pt. Lot 6 D.P.4979	Forest Park	R
2-4 Brigadoon Court	Lots 8 and 9, D.P.221577	"Araluen"	L
34 Carlingford Road	Lot C, D.P.101970	House	L
72 Carlingford Road	Lot 1, D.P.223691	House	L
82 Carlingford Road	Lot A, D.P.346625	"Armagh"	L
88 Carlingford Road	Lot 2, D.P.7370	House	L
96-104 Carlingford Road	Lot 1, D.P.161495, Lot 1, D.P.795245, Lot 1, D.P.122509	Epping West Public School - original building dated 1927 (excluding other buildings and grounds)	L
Chester Street	Road Reserve	Street trees - east of Norfolk Street	L
4A Chester Street	Lots 1-5, D.P.18447	Chester Street Uniting Church and grounds	L
21 Chester Street	Lot 31, D.P.850660	House and garden	L
23 Chester Street	Lot 21, D.P.262348	House and garden	L
27A Chester Street	Lot 2, D.P.541220	Garden	L
45 Chester Street	Lot 1, D.P.536152	"Snaresbrook"	L
57 Chester Street	Lot 1, D.P.943999	House	L
70 Chester Street	Lot 2, D.P.519149	House	L
Dorset Street	Road Reserve	Street trees	L
5 Dorset Street	Lot G, D.P.443977	House	L
15 Dorset Street	Lot 10, D.P.758390, Section 10	House	L
Epping Road	Road Reserve	Roadside trees - between Terry's Creek and Pembroke Road	L
5X Essex Street	Lot 3, D.P.847018	Garden trees	L
47 Essex Street	Lot 100, D.P.860370	"Asheldom"	L
76 Essex Street	Lot A, D.P.371633	House	L
84 Essex Street	Lot 44, D.P.6719	House	L
121X Essex Street	Pt Lot 255, D.P.752028	Terrys Creek crossing in Vimiera Park	S
78 Kent Street	Lot 1, D.P.350308	Slab hut	R
67 Midson Road	Lot 1, D.P.362225	House	L
132 Midson Road	Lot 3, D.P.747324	Garden	L
2-16 Norfolk Road	Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, D.P.758390	Epping Public School - original building dated 1901 (excluding other buildings and grounds)	L

9 Norfolk Road	Lot X, D.P.410045	House and garden	L
33 Norfolk Road	Lot 3, Section B, D.P.19844	House	L
40 Norfolk Road	Lot 1, D.P.942564	"Gwydir"	L
44 Norfolk Road	Lot 3, D.P.554665	"Glenorie"	L
61 Norfolk Road	Lot 31, D.P.854881	House	L
64-66 Norfolk Street	Lot 3, D.P.828636	Garden - The Poplars	L
66X Norfolk Street	Lots 437-440, D.P.752028	Epping Park	L
70 Norfolk Road	Lot 1, D.P.540890	House	L
10-16 Oxford Street	Lot D, D.P.385600	House	L
11-13 Oxford Street	Lot A, D.P.375631	"School of Arts" and garden	L
33 Oxford Street	Lot 23, D.P.758390	Our Lady Help of Christians Church	L
48 Oxford Street	Lot 1, D.P.206646	House	L
73A Oxford Street	Lot 2, D.P.840716	House	L
87 Oxford Street	Lot 2, D.P.203268	"Folkestone"	L
93 Oxford Street	Lot 11, D.P.758390	House and garden	L
3 Pembroke Street	Lot 2, D.P.398835	St Albans Anglican Church and grounds	L
58 Pembroke Street	Lot 1, D.P.418743	"Stanley House"	R
108 Pennant Parade	Lot 3, D.P.27715	House	L
Plympton Road	Road Reserve	Street trees	L
Plympton Road	Pt. Lot 2, D.P.500461, Lot 12, D.P.237797	Ray Park	L
23-27 Ray Road	Lot 2, D.P.555678	"Emmaus Bible College"	L
80 Ray Road	Lot 2, D.P.510642	House	L
140 Ray Road	Lot 20, D.P.619827	House	L
166 Ray Road	Lot 2, D.P.218333	House	L
184 Ray Road	Lot 4, D.P.218235	House	L
9 Rosebank Avenue	Lot B, D.P.334278	House	L
10 Rosebank Avenue	Lot 14, D.P. 16580	House	L
Stanley Road	Lots A-C, D.P.417846, Lots 100 and 103, D.P.810775	Dence Park	L
35-37 Stanley Road	Lots 3 and 4, D.P.203273	"Tallwood Lodge"	L
40 Surrey Street	Lot 1, D.P.970607	House	L
9 Sussex Street	Lot 2, D.P.513929	House	L
11 Sussex Street	Lot 3, D.P.100909	House	L
15 Sussex Street	Lot A, D.P.412678	House	L
Sutherland Road	Road Reserve	Street trees - south end	L
York Street	Road Reserve	Street trees	L
20 York Street	Lot 251, D.P.861299	House	L

Galston

37 Arcadia Road	Lot 1, D.P.632865	Galston Community Centre	L
38-50X Arcadia Road	Lot 1, D.P.558731 and Lot 14, D.P.975148	Fagan Park group, including Netherby, farm buildings, packing shed, brick kiln site, clay pit and bushland	R
39-45 Arcadia Road	Lot 10, D.P.717345	Galston Public School - original building, former teacher's residence and grounds (excluding other buildings)	L
69 Arcadia Road	Lot 14, D.P.577251	"Geelans House"	L
70 Arcadia Road	Lot 3, D.P.574791	House	L
71-73 Arcadia Road	Lots 2 and 3, D.P.227732	Stone wall	L

79 Arcadia Road	Lot 1, D.P.565107	"Dumbrell House"	L
138 Arcadia Road	Lot 1, D.P.598637	Grounds - St Columbus Church	L
Bayfield Road		Windbreak	L
Crosslands Road	Road Reserve	Roadworks	L
2 Crosslands Road	Lot A, D.P.155205	House (includes original slab cottage within)	L
29 Crosslands Road	Lot 1, D.P.581060	Windbreak	L
54 Crosslands Road	Lot 18, D.P.1056	Fruit trees	L
Galston Road	Road Reserve	Galston Gorge sandstone buttressing	L
Galston Road	Road Reserve	Galston Gorge timber bridge	L
Galston Road	Road Reserve	Galston Gorge culvert	L
Galston Road	Road Reserve	Galston Gorge water troughs	L
295 Galston Road	Lot 64, D.P.774512	House	L
357 Galston Road	Pt. Lot B, D.P.338659	Galston Branch Library - former Church.	L
403 Galston Road	Lot 1, D.P.591136	Galston High School - "Waddell Cottage" and water trough (excluding grounds)	R
412X Galston Road	Lot 151, D.P.810018, Lots 197 and 216, D.P.752048	Galston Park and memorial	L
Galston Road	Road Reserve	Windbreak	L
24 Johnson Road	Lot 201, D.P.594075	"Linden"	L
61 Knights Road	Lot 3, D.P.517203	House	L
4 Mid-Dural Road	Lot 1, D.P.789383	House	L
10 Mid-Dural Road	Lot 4, D.P.789383	House	L
3-5 Sallaway Road	Lot A D.P.441669	Stone house	L
Sallaway Road	Road Reserve	Culvert	L
Sallaway Road		Banksia cottage quarry	L

Glenhaven

599-601 Old Northern Road	Pt. Lot E, D.P.412836	Roadside trees	L
Old Northern Road	Road Reserve	Roadside trees	L

Glenorie

1319-1321 Old Northern Road	Lot 4, D.P.831026	Original weatherboard house	L
1355 Old Northern Road	Lot 1, D.P.615183	House and stone sheds	L
1409 Old Northern Road	Lot 5, D.P.752014	Glenorie Memorial Hall (Mission Hall)	L
1475 Old Northern Road	Lot 1, D.P.212137	House	L
1477 Old Northern Road	Pt. Lot A, D.P.344063	Former Church	L
1509-1517 Old Northern Road	Lot 2, D.P.542209	"Hazlehurst"	L
1523 Old Northern Road	Lot 2, D.P.570784	"The Manor"	L
1729 Old Northern Road	Lot 94, D.P.752014	War memorial precinct	L
1847 Old Northern Road	Lots 64 and 65, D.P.752014	House	L

Hornsby

17 Ashley Street	Lot 2, D.P.222907	"Ingleara"	L
3 Bridge Road	Lot 1, D.P.17334	House	L
21 Bridge Road	Lot 1, D.P.981706	House	L
33 Bridge Road	Lot U, D.P.970619 and Lot A, D.P.372973	House	L

47 Burdett Street	Lot 31, D.P.840973	"The Glen"	L
49 Burdett Street	Lot C, D.P.103069	Edgeworth David House ("Coringah") and grounds	S
62 Burdett Street	Lot 100, D.P.847306	"House O'Hill Cottage"	L
College Crescent	Lot 1, D.P.7463	Barker College Junior school	L
College Crescent (west side)	Road Reserve	Street trees	R
2 Dilkeria Close	Lot 4, D.P.231944	Sandstone fence	L
4 Dilkeria Close	Lot 5, D.P.231944	House	L
Dural Street	Road Reserve	Street trees	L
6 Dural Street	Lot 9, Section 1, D.P.1880	"Norwood"	L
19 Dural Street	Lot 24 and pt. Lot 25, D.P.936819	Christian Science Church	L
23 Dural Street	Lot A, D.P.339640	"Wyuni" and gardens	L
32 Dural Street	Lot 2, D.P.414827	Garden, fence and paths	L
33 Dural Street	Lot U, D.P.971152	House	L
39 Dural Street	Lot U, D.P.971374	House	L
41 Dural Street	Lot E, D.P.413998, Lot A, D.P.306626, Lot 1, D.P. 125654	Garden	L
Edgeworth David Avenue	Road Reserve	Street trees	L
12 Edgeworth David Avenue	Lots 1-12, D.P.2669 and Lots 16 -30 Section 2, D.P.2669 and Lots 1-15 Section 3 D.P.2669	Hornsby Girls' High School - buildings (excluding other school structures and grounds)	R
25-27 Edgeworth David Avenue	Lot G, D.P.364260	"Wallarobba" and Willow Park	L
33 Frederick Street	Lot 2, D.P.881170	"Wirruna" and gardens	L
1 Galston Road	Lot 2, D.P.610671	House	L
9 Galston Road	Lot 5, D.P.2053	House	L
10 Galston Road	Lot 1, D.P.574472	House	L
34 Galston Road	Lot 11, D.P.853365	Garden trees	L
2 High Street	Lot 1, D.P.585721	Hornsby War Memorial Hall	R
Hunter Street	Road Reserve	Street trees	L
Jersey Street (east side)	Road Reserve	Street trees	L
1-3 Jersey Street	Lot 4, D.P.2947, Section 12.	House	L
Jersey Street	Lot 3, D.P.613919	SRA electricity plant and signal box	S
4 Lisgar Road	Lot 2, D.P.556814	Garden	L
6 Lisgar Road	Lot A, D.P.35299	Garden	L
8 Lisgar Road	Lot 4, D.P.505370	Garden	L
10 Lisgar Road	Lot 5, D.P.508064	House and garden	L
23, 35X Lisgar Road	Lot 2, D.P.421280 and Lot 54, D.P.4242	Lisgar Gardens	R
31 Lodge Street	Lot 2, D.P.419084	"The Lodge"	L
Manor Road	Road Reserve	Street trees	L
2A Manor Road	Lot 2, D.P.792198	"Mount Wilga" and grounds	R
5 Manor Road	Lot 13, D.P.15427	Suspension bridge	L
8 Maranta Street	Lot 2, D.P.219033	"Wyreema"	L
45 Myra Street	Lot, D.P.305358	Garden	L
27 Old Berowra Road	Lot 4, D.P.2053	House	L
29 Old Berowra Road	Lot 5, D.P.2053	House	L
91 Pacific Highway	Lot 1, D.P.915710, Lots 1-5, D.P.3145, Lots 5-6, D.P.3152	Barker College group of buildings , grounds and gate	S
155 Pacific Highway	Lots 7 and 8, D.P.1880	"Hornsby Cinema"	L

155X Pacific Highway	Road Reserve	War Memorial and Palms	L
165-167 Pacific Highway	Lot C, D.P.317651	Shop	L
169 Pacific Highway	Lot B, D.P.317651	Shop	L
171 Pacific Highway	Pt. Lot A, D.P.317651	Shop	L
173 Pacific Highway	Lot A, D.P.29328	"The Junction Stores"	L
175 Pacific Highway	Lot B, D.P.29328	Shop	L
183-183A Pacific Highway	Lot D, D.P.418320	Shop	L
185 Pacific Highway	Lot 1, D.P.1880	Bank	L
187 Pacific Highway	Lot C, D.P.367580	Shop	L
193 Pacific Highway	Lot B, D.P.384707	Bank	L
207 - 207A Pacific Highway	Lot 2, D.P.600146, Lot 296, D.P.752053	St. Peters Anglican Church and Hall	L
237 Pacific Highway	Pt. Lot X, D.P.415267	House	L
238 Pacific Highway	Lot 48, D.P.41000	Cottage	L
241 Pacific Highway	Pt. Lot 6, D.P.27439	"Belmont"	L
249 Pacific Highway	Lot A, D.P.384457	House	L
269 Pacific Highway	Lot X, D.P.372202	"Bingley Hall"	L
292 Pacific Highway	Lot 299, D.P.752053	Hornsby Court House	L
296 Pacific Highway	Lot 300, D.P.752053, Lot 1, D.P.564600 and Lot 1, D.P.564599	Hornsby Shire Council Chambers	L
Pacific Highway	Road Reserve	Road median, lights and palms	L
203X Pacific Highway	Lot 1, D.P.40000	Hornsby Park and Lone Pine	R
298-300 Pacific Highway	Pt. Lot 1, D.P.855847	TAFE College - Buildings "K" and "M" and grounds (excluding other buildings)	L
344 Pacific Highway	Lot 5, D.P.6447	House	L
352 Pacific Highway	Lot 101, D.P.629769	House and garden	L
368 Pacific Highway	Lot 73, D.P.545124	"Carnralla"	L
384 Pacific Highway	Lot A, D.P.397663	"Hovenden"	L
394 Pacific Highway	Lot B, D.P.396653	House	L
406 Pacific Highway	Lot 1, D.P.311860	House	L
38-76 Palmerston Road	Lots 1-25, D.P.10653, Lots A and B, D.P.329121, Lots 1-3, D.P.580023	Hornsby Hospital - "Collingridge House" (excluding grounds)	L
Pretoria Parade	Road Reserve	Street trees	L
38 Pretoria Parade	Lot 32, D.P.5867	House	L
61-63 Pretoria Parade	Lot 12, D.P.816043	Gardens	L
64 Pretoria Parade	Lot F, D.P.102630	House	L
Pretoria Parade	Lot 1, D.P.22501	Asquith Park	L
Pretoria Parade	Lot 1, D.P. 6629	Reddy Park	R
26 Pulbrook Parade	Lot A, D.P.399538	Hornsby Kuring-gai Hospital and Community Health Service	L
Quarry Road	Lot 1, D.P.926103, Lots A and D, D.P.318676	Diatreme Hornsby Quarry and surrounding vegetation	S
Quarry Road	Lots A and D, D.P.318676	Higgins Family cemetery	L
34 Rosamond Street	Lot 3, D.P.9070	House	L
45 Rosamond Street	Lot 21, D.P.2053	House	L
48 Rosamond Street	Lot 3, D.P.29726	House	L
Rosamond Street	Lot 932, D.P.75253, Lot 232, D.P.752048	Hornsby Rifle Range	R
Rosemead Road	Road Reserve	Street trees	L
1 Rosemead Road	Lot A, D.P.327582	"Mt. Errington" and gardens	R
2 Rosemead Road	Lot 51A, D.P.412118	House	L
12 Rosemead Road	Lot 1, D.P.620465	Garden tree	L
18 Rosemead Road	Lot 22, D.P.7679	House	L
Sherbrook Road	Lot 1, D.P.23533	Neal Park and bushland	L

Station Street	Lots 1 and 2, D.P.613919	Railway Station	R
4-10 Station Street	Lot 3, D.P.813919	Railway Cloak Room buildings.	L
William Street	Road Reserve	Street trees	L
24 William Street	Lots 42 and 43, D.P.1880	House	L
32 William Street	Lot 36, D.P.1880	House	L
44 William Street	Lot A, D.P.306626	"Brinawa"	L
52 William Street	Lot 5, D.P.17856	House	L

Hornsby Heights

100X Galston Road	Lots 405-420, 364, 682, 882, D.P.752053	Rofe Park	L
Galston Road	Road Reserve	Street trees - Ryan Avenue to Montview Street	L
11X Marine Crescent	Lot 1022, D.P.752053	Hopeville Park	L
7 Rofe Crescent	Lot A, D.P.368246	"Binbrook"	L
107-127 Somerville Road	Road Reserve	Street trees	L
137-213 Somerville Road	Lot 1, D.P.209193	Indigenous vegetation	L
264-266X Somerville Road	Lot 8, D.P.248320	Public Reserve	L
Somerville Road	Lot 311, D.P.752053, Lot 481, D.P.752053	Crosslands Reserve	R

Middle Dural

Middle Dural Road	Pt Lot 90, D.P.752048	Bushland reserve	L
1229 Old Northern Road	Lot A, D.P.154144	"Mountain View"	L
1231 Old Northern Road	Lot 31, D.P.864916	"Spring Hill" and garden	L
Old Northern Road		Windbreak south of Coppabella Road	L

Mount Colah

31X Amaroo Avenue	Lot 887, D.P.752053	Peat Park	L
Belmont Parade	Road Reserve	Street trees from Berowra Road to Cowan Road	L
1X Beryl Avenue	Lot 1, D.P.40000	Hunt Reserve	L
29 Ku-ring-gai Chase Road	Lot 14, D.P.14558	"The Lodge"	L
37X Kuring-gai Chase Road	Lot 1, D.P.588465, Lots 16-23, D.P.2052, Section D	Berry Park	L
2-46 Lord Street	Lot 2, D.P.586331	Asquith Golf Course	L
534 Pacific Highway	Lot B, D.P.350949	House	L
547 Pacific Highway	Lot 5, D.P.22580	Garden	L
549-551 Pacific Highway	Lot A, D.P.371437	House (excluding northern extension)	L
19-21 Telopea Street	Lots 1 and 2, D.P.380552, Lot B, D.P.369944, Lot A, D.P. 391270, Lot 1, D.P. 205103.	Grounds (excluding buildings) - Mt.Colah Public School	L

Mount Kuring-gai

18 Crawford Road	Lot A, D.P.407497	House	
3 Glenview Road	Lot A, D.P.393171	House	L

5-9 King Street and Lee Street	Lot 1, D.P.410642, Lots A and B, D.P.322811, Lot 13, D.P.1226, Lot 1, D.P.387185, Lot 1, D.P.438966, Lots A and B, D.P.373625, Lot 10, D.P.774997, Lots 11 and 12, D.P.774997	Grounds - Mt.Kuring-gai Public School	L
Newcastle Freeway	Road Reserve	Pedestrian Bridge	L
790 Pacific Highway		Mt. Kuring-gai Railway Station	L

Normanhurst

Beresford Road	Road Reserve	Roadside trees	L
2,3,5,6 and 7 Bluegum Street	Lots 6-8, 10,11, D.P.28826	Gardens	L
Calga Avenue	Road Reserve	Street trees	L
Campbell Avenue	Road Reserve	Street trees	L
7,9,11,15 and 17 Capella Street	Lots 7-11, D.P.227308	Rear gardens	L
41 Dartford road	Lot 2, D.P.512933	Garden - the Laurels	L
92 Dartford Road	Lot 67, D.P.14631	Garden	L
Denman Parade	Road Reserve	Street trees	L
Denman Parade	Lot 1, D.P.9413, Lot F, D.P.350516	Davidson Park	L
Edwards Road	Road Reserve	Street trees	L
Ferndale Road	Road Reserve	Street trees	L
Fraser Road (east side)	Road Reserve	Street trees	L
3 Fraser Road	Lot 11, D.P.9413	House	L
Harris Road (east side)	Road Reserve	Street trees	L
Malsbury Road	Road Reserve	Street trees	L
40 Malsbury Road	Lot 1, D.P.219370	House	L
62 Malsbury Road	Lot 1, D.P.211880	House	L
Milson Parade (east side)	Road Reserve	Street trees	L
4 Mount Pleasant Avenue	Lot D, D.P.366271	House	L
Nanowie Avenue	Road Reserve	Street trees	L
32 Pennant Hills Road	Lot 1, D.P.734965	House	L
36 Pennant Hills Road	Lot 1, D.P.518285	Garden	L
45 Pennant Hills Road	Lot 16, D.P.735131	House	L
82 Pennant Hills Road	Lot 1, D.P.262809	"Gilligaloola" and garden	L
91-93 Pennant Hills Road	Lot 1, D.P.734955, Lots 15 and 16, D.P.6612	Loretto Convent group, grounds, gates and cemetery	R
134-140 Pennant Hills Road	Lot 1, D.P.391288	Kenley Park and Hornsby Shire Historical Society drill hall	L
Russell Avenue	Road Reserve	Street trees	L

Pennant Hills

7 Albion Street	Lot 2, D.P.404428	House	L
8 Albion Street	Lot 1, D.P.861075	House	L
12 Albion Street	Lot F, D.P.32940	"Windermere"	L
Beecroft Road	Pt. Lot 764, D.P.712028, Lot 7, D.P.828179	Observatory site and park - Observatory Park	R
68 Bellamy Street	Lot A, D.P.421252	House	L
Boundary Road	Road Reserve	Street trees (west of Kitchener Road)	L

22-26 Boundary Road	Lots 44, 45, D.P.4134 and Lot 47, D.P.301835	Grounds (excluding buildings) - St. Agathas Primary School	L
84-86 Boundary Road	Lot 10, D.P.220263	House and garden	L
90 Boundary Road	Lot 2, D.P.559902, Lot 5, D.P.508385, Lot 1, D.P.210730 and Lot 7, D.P.220263	Grounds (excluding buildings) - Pennant Hills High School	L
1X Bridden Road	Lots 12-14, D.P.216312	Public Reserve	L
Brittania Street	Road Reserve	Street trees	L
8 Brittania Street	Lot 34A, D.P.404573	"Gordan"	L
12 Brittania Street	Lot 1, D.P.207118	House	R
18 Brittania Street	Lot 1, D.P.233176	House	L
Cardinal Street	Road Reserve	Street trees	L
Dean Street	Road Reserve	Street trees	L
7 Fullbourne Avenue	Lot 14, D.P.10203	House	L
6 George Street	Lot 50, D.P.13079	House	L
43 George Street	Lot 23, D.P.4169	House	L
6 Greycliffe Avenue	Lot 192, D.P.865189	House	L
17 Greycliffe Avenue	Lot 87, D.P.11134	House	L
28 Greycliffe Avenue	Lot 1, D.P.829424	House	L
11 Hampden Road	Lot A, D.P.357865	House	L
4 Harold Avenue	Lot 8, D.P.13079	House	L
18 Hillcrest Road	Lot 24, D.P.6740	House	L
John Savage Road	Lot 16, D.P.212664	Reserve	L
Lawrence Street	Road Reserve	Street trees	L
1 Lawrence Street	Lots 1 and 2, D.P.527529	Lillian Frazer Gardens	L
Lilla Road	Road Reserve	Street trees	L
16 Lilla Road	Lot 1, D.P.512282	"The Glen"	L
27 Loftus Road	Lot 4, D.P.204012	House	L
41 Loftus Road	Lot 9, D.P.208266	House and grounds, including convict brick paths, stone love seat, palm tree, remnant circular drive and beehive well	L
19 Orchard Street	Lots 514 and 575, D.P.752053	Gate and grounds - Baden Powell Scout Centre	R
317-321 Pennant Hills Road	Lot 5, D.P.808178	House	R
323 Pennant Hills Road	Lot 26, D.P.263536	St Luke's Church Hall	L
327 Pennant Hills Road	Lot 24, D.P.263536	House and fence	L
333A Pennant Hills Road	Lot 18, D.P.263536	"Pomona" and garden	R
333 BandC Pennant Hills Road	Lot 19, D.P.263536	Former garden of 333A Pennant Hills Road	L
370 Pennant Hills Road	Pt. Lot 23, D.P.11134	"Westpac"	L
402 Pennant Hills Road	Lot 5, D.P.16057 and Lot 4, D.P.622198	"Cheddington" and stables (formerly "Niara")	L
418 Pennant Hills Road	Lot 102, D.P.263746	"Camira"	L
449 Pennant Hills Road	Lot 1, D.P.34978	"Eudora" and garden	L
449C Pennant Hills Road	Lots 1, 2, 3, 4, and 5, D.P.828179	"Mount St Benedict's" Convent and grounds	R
470 Pennant Hills Road	Lot 123, D.P.752053	"Limona"	L
12 Pomona Street	Lot 1, D.P.531756	House	L
15 Pomona Street	Pt. Lot 75, D.P.4770	House	L
17 Pomona Street	Lot 1, D.P.121087	House	L
22 Pomona Street	Lot 2, D.P.507663	House	L
23 Pomona Street	Lot A, D.P.371561	House	L
5 Railway Street	Lot 1, D.P. 222073	"Doonba"	L
34 Ramsay Road	Lot 78, D.P.11134	Fence	L

35 Ramsay Road	Lot 1, D.P.317985	Fence	L
37 Ramsay Road	Lot A, D.P.364826	House and fence	L
49 Ramsay Road	Lot 44, D.P.11135	House	L
22 Rosemount Avenue	Lot 1, D.P.208583	House	L
25-27 Stevens Street	Lot A, D.P.401750	House	L
26 Stevens Street	Lot B, D.P.414512	House	L
3 The Crescent	Lot 1, D.P.882838	House and garden	L
4 The Crescent	Lot 8A, D.P.4592 and Lot B, D.P.369863	House	L
6 The Crescent	Lot A, D.P.358523	House	L
9 The Crescent	Lot 4, D.P.942925 and Lot 1, D.P.80733	House and garden	L
10 The Crescent	Lot 1, D.P.212400	House	L
11-15 The Crescent	Lot 4A, D.P.4592, pt. Lot 4, D.P.4592 and Lot A, D.P.13079	"Abbotsleigh" and garden	R
14 The Crescent	Lot 1, D.P.26729	House	L
17 The Crescent	Lot 5, D.P.4592	"Barncleuth" and grounds	L
23 The Crescent	Lot Y, D.P.388521	"Glen Ayr"	L
6 Thorn Street	Lot B, D.P.376026	House	L
Trebor Road	Road Reserve	Street trees	L
46 Victoria Road	Lot 1, D.P.41516	Trees	L
20 Warne Street	Lot 16, D.P. 5158	House	L
24 Warne Street	Lot 2, D.P.501154	House	L
Weemala Avenue	Road Reserve	Street trees	L
9 Weemala Road	Lot 60, D.P.11134	House	L
4 Westwood Street	Lot 11, D.P.7505	"Sillaton"	L
6 Westwod Street	Lot 12, D.P.7505	House	L
22 Westwood Street	Lot 2, D.P.229929	House	L
Wilga Place	Pt. Lot 6, D.P.181710 Pt. Lot 7, D.P.181710	Campbell Park	L
Wongala Crescent	Reserve	Bushland	L
4 Yarrara Road	Lot 3, D.P.2097	House	L
6 Yarrara Road	Lot 4, D.P.2097	House	L
18 Yarrara Road	Lot 1, D.P.10203	"The Maze"	L

River Settlements

Bar Island	Lots 22A, 23A and 24, D.P.752040	Cemetery, church ruins and memorial	R
Bennets Bay	Waterway	Jetty	L
Berowra Creek and Murrumurra Creek junction	Waterway	Ballast heap	L
Collingridge Point	Lot 17, D.P.26377	"Capo di Monte"	L
Gentleman's Halt		Gentleman's Halt Inn ruins	L
Milson Island	Lot 13, D.P.752026	Prison building	L
Sunny Corner		"Taracoonee"	L
Peats Bight	Lot 8, D.P.752026	Remains of George Peat's farmhouse	L
Peats Bight		Old road	R

Thornleigh

37 Bellevue Street	Lot 10, D.P.2033	House	L
4 Clifford Avenue	Lot 23A ,D.P.7921	House	L
24 Dartford Road	Lot 1, D.P.101091	House	L
36 Dartford Road	Lot 1, D.P.506283	House	L
41 Dartford Road	Lot 2, D.P.512933	"The Laurels"	L
92 Dartford Road	Lot 67, D.P.14631	House	L

4 Dawson Avenue	Lot 19, D.P.7921	"Hilton"	L
De Saxe Close (near end)	Lots 547 and 1569 D.P.752053	Quarry and zigzag railway	L
15-17 Duffy Avenue	Lot 1, D.P.200291	"Woodlands"	L
24 Duffy Avenue	Lot 2, D.P.28299	House	L
28 Duffy Avenue	Pt. Lot 4, D.P.484	House	L
42-50 Duffy Avenue	Pt. Lot 1, D.P.965182	"Windyhaugh" and grounds	L
Giblett Avenue	Road Reserve	Street trees	L
15X Giblett Avenue	Lot 465, D.P.752053	Oakleigh Park	L
18 Giblett Avenue	Lot 1, D.P.122888, Lot 1, D.P.122887	Grounds (excluding buildings) - Thornleigh West Public School	L
40-56 Hillmont Road	Lot 34, D.P.28362	Garden	L
1A, 1B, 1C, 1D Kentwell Avenue	Lots 100 and 101, D.P.843558, and Lots 102and 103, D.P.853809	Trees	L
Loch-Maree Avenue	Road Reserve	Roadside trees	L
1 Orchard Street	Lot X, D.P.415964	House	L
5 Orchard Street	Lot 22, D.P.7921, Section B	"Wallumeda"	L
Pennant Hills Road	Lot 1, D.P.633292	Brickworks wall and bushland	L
Pennant Hills Park	Lot 579, D.P.752053	Lorna Pass	L
237 Pennant Hills Road	Lot 1, D.P.245272	"Loch Maree House" and garden	L
253 Pennant Hills Road	Lot 43, D.P.263535	Garden tree	L
309 Pennant Hills Road	Lot 18, D.P.263535	Thornleigh Uniting Church and hall	L
311 Pennant Hills Road	Lot 17, D.P. 263535	House	L
3 Pritchard Street	Lot 5, D.P.2097	House	L
1 Pioneer Avenue	Lot 1, D.P. 542202	Remains of Maltworks	R
9 Station Street	Lots 22 and 23, D.P.1854	House	L
The Comenarra Parkway	Road Reserve	1830's road remains	L
14 The Comenarra Parkway	Lot 14, D.P.2033, Section 13	House	L
17 The Esplanade	Lot 1, D.P.10930	House	L
80 The Esplanade	Lot 1, D.P.14274	House	L
17,19,21 and 23 Trelawney Street	Lot K, D.P.389092, Lots A and B, D.P.373698, Lot E, D.P.379102	Gardens	L
11 Wells Street	Lot 12, D.P.2097	House	L
33 Yaralla Crescent	Lot 40, D.P.31286	House	L

Wahroonga

1A Brentford Road	Lot 26, D.P.703961	House	L
Bundarra Avenue	Road Reserve	Street trees	L
43 Bundarra Avenue	Lot 11, D.P.7975	Garden	L
44 Bundarra Avenue	Lot 2, D.P.611318	Garden and fence	L
45 Bundarra Avenue	Pt Lot 9, D.P.3021	Garden	L
46 Bundarra Avenue	Lot 1, D.P.611318	Tree and fence	L
48 Bundarra Avenue	Lot 1, D.P.538770	Garden - "Landskrona"	L
50 Bundarra Avenue	Lot 16, D.P.17375	House	R
51 Bundarra Avenue	Lot 117, D.P.555779	Garden	L
54 Bundarra Avenue	Lot 15, D.P.17375	Garden	L
55 Bundarra Avenue	Lot 15, D.P.22621, Lot 15, D.P. 22621	Garden	L
27 Churchill Avenue	Lot 2, D.P.7038	House	L
79 Edgeworth David Avenue	Lots A and D, D.P.977963	Uniting Church	L

Fern Avenue	Road Reserve	Street trees	L
9 Highlands Avenue	Lot 5, D.P.258247	"Highlands House" and garden	R
34 Highlands Avenue	Lot 38, D.P.8606	House	L
31 Ingalara Avenue	Lot B, D.P.333577	House	L
Ingram Avenue	Road Reserve	Street trees	L
2-4 Ingram Road	Lots A and B, D.P.323414	St. Pauls Church (Pearces Corner) and grounds	L
14 Ingram Road	Lot 6, D.P.2753	House	L
16 Ingram Road	Lot 5, D.P.2753	House	L
52 Ingram Road	Lot 5, D.P.2753	House	L
62 Ingram Road	Lot A, D.P.311754	House	L
12 John Hughes Place	Lot 10, D.P.2870	"Roselands"	L
Myra Street	Road Reserve	Street trees	L
7-9 Myra Street	Lots A and B, D.P.405476	"Tenterfield" and garden	R
55 Myra Street	Lots 1 and 2, D.P.379794	"Brierdenace"	L
1 Pacific Highway	Pt. Lot A, D.P.9921	Garden	L
8A Pacific Highway	Lot 2, D.P.854532	House	L
22 Pacific Highway	Lot B, D.P.363455	House	L
23 Pacific Highway	Lot 1, D.P.800575	House	L
25 Pacific Highway	Pt. Lot B, D.P.306729	House	L
31 Pacific Highway	Pt. Lot 1, D.P.315877	"Strathnoon"	L
Pacific Highway	Lot 1, D.P.258852	Garden and trees - Mercy Family Life Centre.	L
Woonona Avenue	Road Reserve	Street trees	L
42 Woonona Avenue	Lot 11, D.P.706260	"Cherrygarth" and garden	L
46 Woonona Avenue	Lot 1, D.P.563185	"Neringala" and garden	L

Waitara

Alexander Parade	Road Reserve	Street trees	L
11-37 Alexandria Parade	Lot 100, D.P.848501	Shop	L
28-36 Balmoral Street	Lots B and C, D.P.364173, Lot C, D.P.388844 and Lot 2, D.P.542749	Gardens	L
52 Balmoral Street	Lot A, D.P.311111	Garden trees	L
56 Balmoral Street	Lot 6, D.P.14623	House	L
75 Balmoral Street	Lot 2, D.P.513859	House	L
1X Carden Street	Lot 1, D.P.212506	Trees in playground	L
1A Clarke Road	Lot 4, D.P.26794	House	L
27-31 Clarke Road	Lot 1, D.P.857049	House and garden	L
Edgeworth David Avenue	Lots 9-13, D.P.17375	Grounds (excluding buildings) - Waitara Public School	L
59 Edgeworth David Avenue	Lot 2, D.P.524141	House	L
19 Orara Street	Lot 111, D.P.652566	House	L
33 Palmerston Road	Lot A, D.P.362357	House	L
The Avenue	Lot 1, D.P.915710, Lots 1-5, D.P.3145, Lots 5-6, D.P.3152	Barker College, Centenary Design Centre, McCaskill Music Centre, Development Office	R
20X Waitara Avenue	Lot 1, D.P.115007	Waitara Park	L

West Pennant Hills

106 Cardinal Avenue	Lot 2, D.P.528360	House	L
Castle Hill Road	Lots 2-3, D.P.357453, Pt. Lot A, D.P.327632	Koala Park	R
5 Fairburn Avenue	Lot 29, D.P.27987	House	L

37 New Line Road	Lot 31, D.P.857912	House	L
540 Pennant Hills Road	Lot 11, D.P.818114	Sydney Blue Gum	L
587 Pennant Hills Road	Lot B, D.P.405469	House	R
75 Victoria Road	Lot A, D.P.385479	House	L

Wiseman's Ferry

Old Northern Road	Road Reserve	Road, stone wall, bridge, escarpment and drain	S
River Road	Lot 1, D.P.733879	Wiseman's Ferry Inn, grounds	R
River Road	Waterway	Cable ferry	L
Singleton Road	Lot 40, D.P.752029	Fords Farm	L
Singleton Road	Lot 26, D.P.59266	Mill Creek Mill ruins	L
80 Singleton Road	Lot 20, D.P.856306	Sandstone well/soak	L
Singleton Road	Ms.1526 Sy. G.G. 22/8/1900	Wiseman's Ferry Cemetery	S
Singleton Road	Lots 15 and 44, D.P.752029, Lot 17, D.P. 752029	Singleton's Mill	S
Singleton Road	Lot 8, D.P. 752029	House ruins	L
Singleton Road	Lot 2, D.P. 506876	"White Rock" House	L
Singleton Road	Lot 50, D.P.752029	Chimney	L
Singleton Road	Lot 301, D.P.629539	The Lodge	L

Regional Reserves

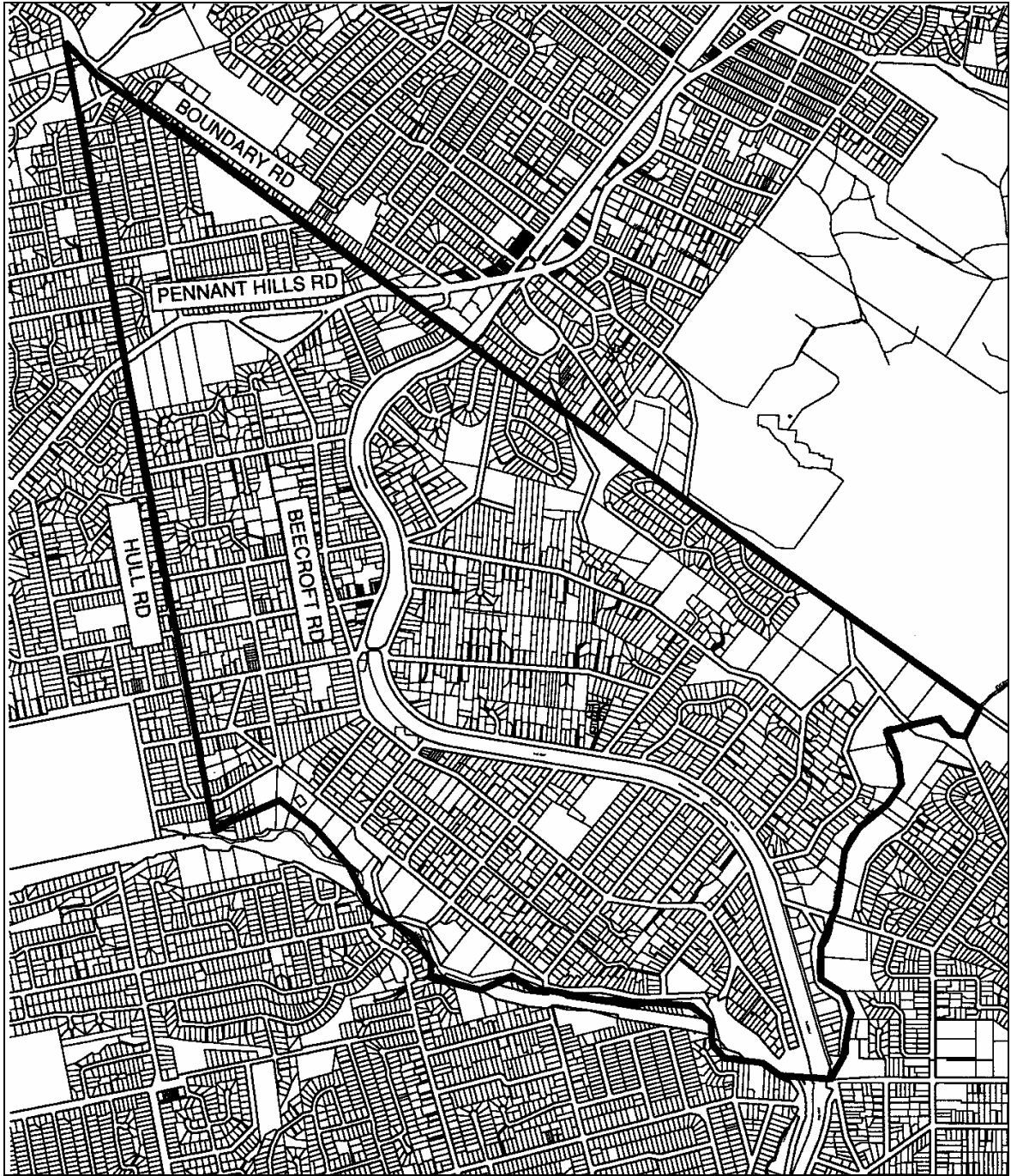
Berowra Valley Regional Park		Bushland, including the former Elouera Bushland Reserve and Berowra Valley Bushland Park	S
Ku-ring-gai Chase National Park		Bushland including Railway Dams, Brooklyn and Bobbin Inn	S
Marramurra National Park		Bushland	S
Muogamarra Nature Reserve		Bushland	S
New Line Road	Road	Great North Road between West Pennant Hills and Dural	S
Old Northern Road	Road	Great North Road between Baulkham Hills and Wiseman's Ferry	S
Pennant Hills Park		Bushland	R

SCHEDULE E (Cl. 18(1),23)



**BARKER COLLEGE
HERITAGE CONSERVATION AREA**

SCALE 1:3000



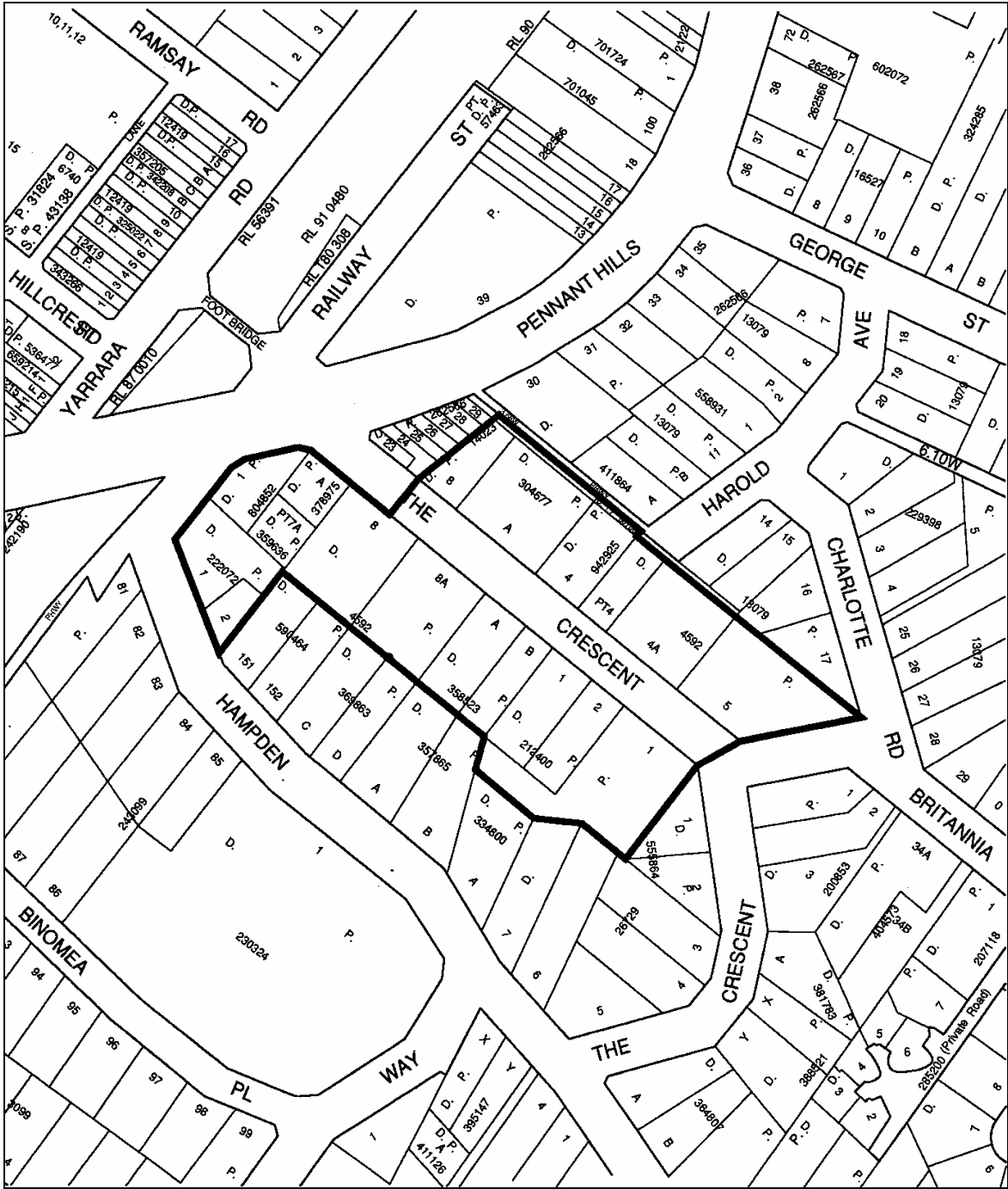
**BEECROFT
HERITAGE CONSERVATION AREA**

SCALE 1:20000



**HORNSBY WEST SIDE
HERITAGE CONSERVATION AREA**

SCALE 1:6000



**THE CRESCENT, PENNANT HILLS
HERITAGE CONSERVATION AREA**

SCALE 1:2500



**WAHROONGA
HERITAGE CONSERVATION AREA**

SCALE 1:4000