Palerang Local Environmental Plan 2014

[2014-623]

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Palerang Local Environmental Plan 2014
[2014-623]

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Palerang Local Environmental Plan 2014

Part 1 Preliminary

1.1 Name of Plan

This Plan is Palerang Local Environmental Plan 2014.

1.1AA Commencement

This Plan commences 6 weeks after the day on which it is published on the NSW legislation website.

1.2 Aims of Plan

(1) This Plan aims to make local environmental planning provisions for land in Palerang in accordance with the relevant standard environmental planning instrument under section 33A of the Act.

(2) The particular aims of this Plan are as follows:

(a) to protect and improve the economic, environmental, social and cultural resources and prospects of the Palerang community,

(b) to encourage development that supports the long-term economic sustainability of the local community, by ensuring that development does not unreasonably increase the demand for public services or public facilities,

(c) to retain, protect and encourage sustainable primary industry and commerce,

(d) to ensure the orderly, innovative and appropriate use of resources in Palerang through the effective application of the principles of ecologically sustainable development,

(e) to retain and protect wetlands, watercourses and water quality and enhance biodiversity and habitat corridors by encouraging the linking of fragmented core habitat areas within Palerang,

(f) to identify, protect and provide areas used for community health and recreational activities,

(g) to ensure that innovative environmental design is encouraged in residential development.

1.3 Land to which Plan applies

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

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

1.5 Notes

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

1.6 Consent authority

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

1.7 Maps

(1) A reference in this Plan to a named map adopted by this Plan is a reference to a map by that name:

   (a) approved by the Minister when the map is adopted, and

   (b) as amended or replaced from time to time by maps declared by environmental planning instruments to amend or replace that map, and approved by the Minister when the instruments are made.

(1AA) A reference to the Minister in subclause (1) is taken to be a reference to the Greater Sydney Commission in the case of any map that applies to a local government area in the Greater Sydney Region (within the meaning of the Greater Sydney Commission Act 2015) and that is adopted by a local environmental plan on or after 27 January 2016.

(2) Any 2 or more named maps may be combined into a single map. In that case, a reference in this Plan to any such named map is a reference to the relevant part or aspect of the single map.

(3) Any such maps are to be kept and made available for public access in accordance with arrangements approved by the Minister.

(4) For the purposes of this Plan, a map may be in, and may be kept and made available in, electronic or paper form, or both.

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

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

Note. The following local environmental plans are repealed under this provision:

- Cooma-Monaro Local Environmental Plan 1999—(Rural)
- Gunning Local Environmental Plan 1997
- Mulwaree Local Environmental Plan 1995
- Tallaganda Local Environmental Plan 1991

(2) All local environmental plans and deemed environmental planning instruments applying to the land to which this Plan applies and to other land cease to apply to the land to which this Plan applies.

1.8A Savings provision relating to development applications

If a development application has been made before the commencement of this Plan in relation to land to which this Plan applies and the application has not been finally determined before that commencement, the application must be determined as if this Plan had not commenced.

Note. However, under Division 4B of Part 3 of the Act, a development application may be made for consent to carry out development that may only be carried out if the environmental planning instrument applying to the relevant development is appropriately amended or if a new instrument, including an appropriate principal environmental planning instrument, is made, and the consent authority may consider the application. The Division requires public notice of the development application and the draft environmental planning instrument allowing the development at the same time, or as closely together as is practicable.

1.9 Application of SEPPs

(1) This Plan is subject to the provisions of any State environmental planning policy that prevails over this Plan as provided by section 36 of the Act.

(2) The following State environmental planning policies (or provisions) do not apply to the land to which this Plan applies:

- State Environmental Planning Policy No 1—Development Standards

1.9A Suspension of covenants, agreements and instruments

(1) For the purpose of enabling development on land in any zone to be carried out in accordance with this Plan or with a consent granted under the Act, any agreement, covenant or other similar instrument that restricts the carrying out of that development does not apply to the extent necessary to serve that purpose.

(2) This clause does not apply:

(a) to a covenant imposed by the Council or that the Council requires to be imposed, or

(b) to any prescribed instrument within the meaning of section 183A of the Crown Lands Act 1989, or

(c) to any conservation agreement within the meaning of the National Parks and Wildlife Act

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1974, or

(d) to any Trust agreement within the meaning of the Nature Conservation Trust Act 2001, or
(e) to any property vegetation plan within the meaning of the Native Vegetation Act 2003, or
(f) to any biobanking agreement within the meaning of Part 7A of the Threatened Species Conservation Act 1995, or
(g) to any planning agreement within the meaning of Division 6 of Part 4 of the Act.

(3) This clause does not affect the rights or interests of any public authority under any registered instrument.

(4) Under section 28 of the Act, the Governor, before the making of this clause, approved of subclauses (1)–(3).

Part 2 Permitted or prohibited development

2.1 Land use zones

The land use zones under this Plan are as follows:

Rural Zones
RU1 Primary Production
RU3 Forestry
RU5 Village

Residential Zones
R1 General Residential
R2 Low Density Residential
R5 Large Lot Residential

Business Zones
B2 Local Centre
B4 Mixed Use

Industrial Zones
IN2 Light Industrial

Special Purpose Zones
SP1 Special Activities
SP2 Infrastructure

Recreation Zones
RE1 Public Recreation
2.2 **Zoning of land to which Plan applies**

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

2.3 **Zone objectives and Land Use Table**

(1) The Land Use Table at the end of this Part specifies for each zone:

   (a) the objectives for development, and
   
   (b) development that may be carried out without development consent, and
   
   (c) development that may be carried out only with development consent, and
   
   (d) development that is prohibited.

(2) The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone.

(3) In the Land Use Table at the end of this Part:

   (a) a reference to a type of building or other thing is a reference to development for the purposes of that type of building or other thing, and
   
   (b) a reference to a type of building or other thing does not include (despite any definition in this Plan) a reference to a type of building or other thing referred to separately in the Land Use Table in relation to the same zone.

(4) This clause is subject to the other provisions of this Plan.

**Notes.**

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

2.4 **Unzoned land**

(1) Development may be carried out on unzoned land only with development consent.

(2) In deciding whether to grant development consent, the consent authority:
(a) must consider whether the development will impact on adjoining zoned land and, if so, consider the objectives for development in the zones of the adjoining land, and

(b) must be satisfied that the development is appropriate and is compatible with permissible land uses in any such adjoining land.

2.5 Additional permitted uses for particular land

(1) Development on particular land that is described or referred to in Schedule 1 may be carried out:

(a) with development consent, or

(b) if the Schedule so provides—without development consent,

in accordance with the conditions (if any) specified in that Schedule in relation to that development.

(2) This clause has effect despite anything to the contrary in the Land Use Table or other provision of this Plan.

2.6 Subdivision—consent requirements

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

Notes.

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

2 Part 6 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 provides that the strata subdivision of a building in certain circumstances is complying development.

(2) Development consent must not be granted for the subdivision of land on which a secondary dwelling is situated if the subdivision would result in the principal dwelling and the secondary dwelling being situated on separate lots, unless the resulting lots are not less than the minimum size shown on the Lot Size Map in relation to that land.

Note. The definition of secondary dwelling in the Dictionary requires the dwelling to be on the same lot of land as the principal dwelling.

2.7 Demolition requires development consent

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

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

2.8 Temporary use of land

(1) The objective of this clause is to provide for the temporary use of land if the use does not compromise future development of the land, or have detrimental economic, social, amenity or environmental effects on the land.

(2) Despite any other provision of this Plan, development consent may be granted for development on land in any zone for a temporary use for a maximum period of 52 days (whether or not consecutive days) in any period of 12 months.
Development consent must not be granted unless the consent authority is satisfied that:

(a) the temporary use will not prejudice the subsequent carrying out of development on the land in accordance with this Plan and any other applicable environmental planning instrument, and

(b) the temporary use will not adversely impact on any adjoining land or the amenity of the neighbourhood, and

(c) the temporary use and location of any structures related to the use will not adversely impact on environmental attributes or features of the land, or increase the risk of natural hazards that may affect the land, and

(d) at the end of the temporary use period the land will, as far as is practicable, be restored to the condition in which it was before the commencement of the use.

Despite subclause (2), the temporary use of a dwelling as a sales office for a new release area or a new housing estate may exceed the maximum number of days specified in that subclause.

Subclause (3) (d) does not apply to the temporary use of a dwelling as a sales office mentioned in subclause (4).

**Land Use Table**

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

- State Environmental Planning Policy (Affordable Rental Housing) 2009 (including provision for secondary dwellings)
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
- State Environmental Planning Policy (Infrastructure) 2007—relating to infrastructure facilities such as those that comprise, or are for, air transport, correction, education, electricity generating works and solar energy systems, health services, ports, railways, roads, waste management and water supply systems
- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007
- State Environmental Planning Policy (Rural Lands) 2008
- State Environmental Planning Policy No 33—Hazardous and Offensive Development
- State Environmental Planning Policy No 50—Canal Estate Development
- State Environmental Planning Policy No 62—Sustainable Aquaculture
- State Environmental Planning Policy No 64—Advertising and Signage

**Zone RU1 Primary Production**

1 **Objectives of zone**

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.

- To encourage diversity in primary industry enterprises and systems appropriate for the area.

- To minimise the fragmentation and alienation of resource lands.
• To minimise conflict between land uses within this zone and land uses within adjoining zones.

• To minimise the impact of any development on the natural environment.

• To ensure that development does not unreasonably increase the demand for public services or facilities.

2 Permitted without consent

Extensive agriculture; Home businesses; Home occupations

3 Permitted with consent

Airstrips; Animal boarding or training establishments; Aquaculture; Backpackers’ accommodation; Bed and breakfast accommodation; Biosolids treatment facilities; Building identification signs; Business identification signs; Caravan parks; Cellar door premises; Cemeteries; Community facilities; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Environmental facilities; Environmental protection works; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Function centres; Garden centres; Helipads; Home-based child care; Home industries; Hotel or motel accommodation; Industrial training facilities; Information and education facilities; Intensive livestock agriculture; Intensive plant agriculture; Neighbourhood shops; Open cut mining; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (outdoor); Restaurants or cafes; Roads; Roadside stalls; Rural industries; Rural workers’ dwellings; Secondary dwellings; Service stations; Sewage treatment plants; Truck depots; Veterinary hospitals; Water recycling facilities; Water supply systems

4 Prohibited

Any development not specified in item 2 or 3

Zone RU3  Forestry

1 Objectives of zone

• To enable development for forestry purposes.

• To enable other development that is compatible with forestry land uses.

2 Permitted without consent

Roads; Uses authorised under the Forestry Act 2012

3 Permitted with consent

Nil

4 Prohibited

Any development not specified in item 2 or 3

Zone RU5  Village

1 Objectives of zone

• To provide for a range of land uses, services and facilities that are associated with a rural village.
• To encourage design and development that enhances the streetscape and village character.

• To ensure that development has regard to the character and amenity of the locality.

• To ensure that non-residential uses do not result in adverse impacts on the amenity of existing and future residential premises.

2 Permitted without consent

Home businesses; Home occupations

3 Permitted with consent

Amusement centres; Attached dwellings; Car parks; Caravan parks; Cemeteries; Child care centres; Commercial premises; Community facilities; Crematoria; Depots; Dual occupancies; Dwelling houses; Electricity generating works; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Freight transport facilities; Function centres; Group homes; Home-based child care; Home industries; Industrial training facilities; Information and education facilities; Light industries; Neighbourhood shops; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Roads; Schools; Secondary dwellings; Self-storage units; Semi-detached dwellings; Service stations; Sewage treatment plants; Shop top housing; Signage; Tourist and visitor accommodation; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Waste or resource management facilities; Water recycling facilities; Water supply systems; Wholesale supplies

4 Prohibited

Serviced apartments; Waste disposal facilities; Any other development not specified in item 2 or 3

Zone R1 General Residential

1 Objectives of zone

• To provide for the housing needs of the community.

• To provide for a variety of housing types and densities.

• To enable other land uses that provide facilities or services to meet the day to day needs of residents.

• To ensure that development has regard for the character and amenity of the locality.

2 Permitted without consent

Home businesses; Home occupations

3 Permitted with consent

Attached dwellings; Backpackers’ accommodation; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Home-based child care; Home industries; Hostels; Hotel or motel accommodation; Multi dwelling housing;
Neighbourhood shops; Places of public worship; Residential flat buildings; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Shop top housing; Water supply systems

4 **Prohibited**

Water treatment facilities; Any other development not specified in item 2 or 3

**Zone R2  Low Density Residential**

1 **Objectives of zone**

- To provide for the housing needs of the community within a low density residential environment.

- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

- To ensure that new development complements the scale, density and form of existing development.

2 **Permitted without consent**

Home businesses; Home occupations

3 **Permitted with consent**

Backpackers’ accommodation; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Home industries; Neighbourhood shops; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Sewage treatment plants; Shop top housing; Water supply systems

4 **Prohibited**

Water treatment facilities; Any other development not specified in item 2 or 3

**Zone R5  Large Lot Residential**

1 **Objectives of zone**

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.

- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.

- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.

- To minimise conflict between land uses within this zone and land uses within adjoining zones.

- To minimise the impact of any development on the natural environment.
2 Permitted without consent

Home businesses; Home occupations

3 Permitted with consent

Backpackers’ accommodation; Bed and breakfast accommodation; Building identification signs; Business identification signs; Cellar door premises; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Environmental facilities; Environmental protection works; Extensive agriculture; Farm buildings; Flood mitigation works; Group homes; Home-based child care; Home industries; Horticulture; Neighbourhood shops; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Roads; Roadside stalls; Secondary dwellings; Sewage treatment plants; Viticulture; Water recycling facilities; Water supply systems

4 Prohibited

Any development not specified in item 2 or 3

Zone B2 Local Centre

1 Objectives of zone

• To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.

• To encourage employment opportunities in accessible locations.

• To maximise public transport patronage and encourage walking and cycling.

• To ensure that new development has regard to the character and amenity of the locality.

• To strengthen the viability of Palerang’s existing business centres as places for investment, employment and cultural activity.

• To support business development by providing parking and other civic facilities.

2 Permitted without consent

Home businesses; Home occupations

3 Permitted with consent

Amusement centres; Boarding houses; Car parks; Child care centres; Commercial premises; Community facilities; Educational establishments; Electricity generating works; Entertainment facilities; Environmental protection works; Flood mitigation works; Function centres; Home-based child care; Home industries; Home occupations (sex services); Information and education facilities; Medical centres; Mortuaries; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Service stations; Sex services premises; Shop top housing; Signage; Tourist and visitor accommodation; Water recycling facilities; Water reticulation systems
4 Prohibited

Any development not specified in item 2 or 3

Zone B4 Mixed Use

1 Objectives of zone

• To provide a mixture of compatible land uses.

• To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.

• To ensure that new development has regard to the character and amenity of the locality.

• To strengthen the viability of Palerang’s existing business centres as places for investment, employment and cultural activity.

• To support business development by providing parking and other civic facilities.

2 Permitted without consent

Home businesses; Home occupations

3 Permitted with consent

Amusement centres; Boarding houses; Car parks; Child care centres; Commercial premises; Community facilities; Educational establishments; Electricity generating works; Entertainment facilities; Environmental protection works; Flood mitigation works; Function centres; Home-based child care; Home industries; Hotel or motel accommodation; Information and education facilities; Medical centres; Mortuaries; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Roads; Seniors housing; Service stations; Shop top housing; Signage; Tourist and visitor accommodation; Water recycling facilities; Water reticulation systems

4 Prohibited

Dual occupancies; Hostels; Residential flat buildings; Rural workers’ dwellings; Any other development not specified in item 2 or 3

Zone IN2 Light Industrial

1 Objectives of zone

• To provide a wide range of light industrial, warehouse and related land uses.

• To encourage employment opportunities and to support the viability of centres.

• To minimise any adverse effect of industry on other land uses.

• To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.

• To support and protect industrial land for industrial uses.
• To ensure that new development has regard to the character and amenity of the locality.

2 Permitted without consent

Home occupations

3 Permitted with consent

Agricultural produce industries; Aquaculture; Boat building and repair facilities; Bulky goods premises; Car parks; Community facilities; Depots; Emergency services facilities; Environmental protection works; Flood mitigation works; Freight transport facilities; Garden centres; Hardware and building supplies; Home-based child care; Home businesses; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Liquid fuel depots; Medical centres; Mortuaries; Neighbourhood shops; Passenger transport facilities; Places of public worship; Plant nurseries; Public administration buildings; Recreation facilities (indoor); Research stations; Resource recovery facilities; Restricted premises; Roads; Rural supplies; Sawmill or log processing works; Self-storage units; Service stations; Sex services premises; Signage; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sale or hire premises; Veterinary hospitals; Warehouse or distribution centres; Water recycling facilities; Water supply systems; Wholesale supplies

4 Prohibited

Waste disposal facilities; Any other development not specified in item 2 or 3

Zone SP1  Special Activities

1 Objectives of zone

• To provide for special land uses that are not provided for in other zones.

• To provide for sites with special natural characteristics that are not provided for in other zones.

• To facilitate development that is in keeping with the special characteristics of the site or its existing or intended special use, and that minimises any adverse impacts on surrounding land.

2 Permitted without consent

Nil

3 Permitted with consent

Roads; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose

4 Prohibited

Any development not specified in item 2 or 3

Zone SP2  Infrastructure

1 Objectives of zone

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

2 Permitted without consent

Nil

3 Permitted with consent

Community facilities; Roads; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose

4 Prohibited

Any development not specified in item 2 or 3

Zone RE1  Public Recreation

1 Objectives of zone

• To enable land to be used for public open space or recreational purposes.

• To provide a range of recreational settings and activities and compatible land uses.

• To protect and enhance the natural environment for recreational purposes.

• To protect and enhance the environment generally and to ensure that areas of high ecological, scientific, cultural or aesthetic values are protected, managed and restored.

2 Permitted without consent

Extensive agriculture

3 Permitted with consent

Building identification signs; Business identification signs; Caravan parks; Community facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Information and education facilities; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Roads; Waste or resource transfer stations; Water recycling facilities

4 Prohibited

Any development not specified in item 2 or 3

Zone RE2  Private Recreation

1 Objectives of zone

• To enable land to be used for private open space or recreational purposes.

• To provide a range of recreational settings and activities and compatible land uses.

• To protect and enhance the natural environment for recreational purposes.

• To protect and enhance the scenic and environmental resources of the land.
• To ensure that the scale and character of private recreational development is compatible with the established land uses of the locality.

2 Permitted without consent

Nil

3 Permitted with consent

Building identification signs; Business identification signs; Caravan parks; Community facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Kiosks; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Restaurants or cafes; Shops; Take away food and drink premises; Roads; Water recycling facilities

4 Prohibited

Neighbourhood shops; Any other development not specified in item 2 or 3

Zone E1 National Parks and Nature Reserves

1 Objectives of zone

• To enable the management and appropriate use of land that is reserved under the National Parks and Wildlife Act 1974 or that is acquired under Part 11 of that Act.

• To enable uses authorised under the National Parks and Wildlife Act 1974.

• To identify land that is to be reserved under the National Parks and Wildlife Act 1974 and to protect the environmental significance of that land.

2 Permitted without consent

Uses authorised under the National Parks and Wildlife Act 1974

3 Permitted with consent

Nil

4 Prohibited

Any development not specified in item 2 or 3

Zone E2 Environmental Conservation

1 Objectives of zone

• To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.

• To prevent development that could destroy, damage or otherwise have an adverse effect on those values.

• To minimise the impact of any development on the natural environment.

• To encourage rehabilitation and regeneration of ecosystems.
• To provide for a very limited range of ecologically sustainable development and land use activities that provide for small scale and low impact recreation and amenities.

2 Permitted without consent

Home businesses; Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Building identification signs; Business identification signs; Community facilities; Environmental facilities; Environmental protection works; Farm stay accommodation; Home-based child care; Roads

4 Prohibited

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

Zone E3 Environmental Management

1 Objectives of zone

• To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.

• To provide for a limited range of development that does not have an adverse effect on those values.

• To encourage the retention of the remaining evidence of significant historical and social values expressed in existing landscape and land use patterns.

• To encourage development that is visually compatible with the landscape.

• To promote ecologically sustainable development.

• To minimise the impact of any development on the natural environment.

2 Permitted without consent

Extensive agriculture; Home businesses; Home occupations

3 Permitted with consent

Agriculture; Animal boarding or training establishments; Building identification signs; Business identification signs; Camping grounds; Community facilities; Dual occupancies; Dwelling houses; Eco-tourist facilities; Environmental facilities; Environmental protection works; Farm buildings; Flood mitigation works; Home-based child care; Home industries; Research stations; Roads; Rural workers’ dwellings; Secondary dwellings; Tourist and visitor accommodation; Water recycling facilities; Water storage facilities

4 Prohibited

Industries; Intensive livestock agriculture; Multi dwelling housing; Residential flat buildings; Retail premises; Seniors housing; Service stations; Serviced apartments; Turf farming; Warehouse or
distribution centres; Any other development not specified in item 2 or 3

**Zone E4 Environmental Living**

1 **Objectives of zone**

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.
- To ensure that residential development does not have an adverse effect on those values.
- To encourage development that is visually compatible with the landscape.
- To minimise the impact of any development on the natural environment.
- To ensure that development does not unreasonably increase the demand for public services or facilities.
- To minimise conflict between land uses within the zone and land uses within adjoining zones.

2 **Permitted without consent**

- Extensive agriculture; Home businesses; Home occupations

3 **Permitted with consent**

- Animal boarding or training establishments; Bed and breakfast accommodation; Building identification signs; Business identification signs; Cellar door premises; Community facilities; Dual occupations; Dwelling houses; Emergency services facilities; Environmental protection works; Farm buildings; Flood mitigation works; Function centres; Home-based child care; Home industries; Information and education facilities; Intensive plant agriculture; Neighbourhood shops; Places of public worship; Plant nurseries; Recreation areas; Restaurants or cafes; Roads; Roadside stalls; Secondary dwellings; Waste or resource transfer stations; Water recycling facilities; Water storage facilities

4 **Prohibited**

- Industries; Service stations; Turf farming; Warehouse or distribution centres; Any other development not specified in item 2 or 3
Part 3 Exempt and complying development

3.1 Exempt development

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

The section states that exempt development:

(a) must be of minimal environmental impact, and

(b) cannot be carried out in critical habitat of an endangered species, population or ecological community (identified under the Threatened Species Conservation Act 1995 or the Fisheries Management Act 1994), and

(c) cannot be carried out in a wilderness area (identified under the Wilderness Act 1987).

(1) The objective of this clause is to identify development of minimal environmental impact as exempt development.

(2) Development specified in Schedule 2 that meets the standards for the development contained in that Schedule and that complies with the requirements of this Part is exempt development.

(3) To be exempt development, the development:

(a) must meet the relevant deemed-to-satisfy provisions of the Building Code of Australia or, if there are no such relevant provisions, must be structurally adequate, and

(b) must not, if it relates to an existing building, cause the building to contravene the Building Code of Australia, and

(c) must not be designated development, and

(d) must not be carried out on land that comprises, or on which there is, an item that is listed on the State Heritage Register under the Heritage Act 1977 or that is subject to an interim heritage order under the Heritage Act 1977.

(4) Development that relates to an existing building that is classified under the Building Code of Australia as class 1b or class 2–9 is exempt development only if:

(a) the building has a current fire safety certificate or fire safety statement, or

(b) no fire safety measures are currently implemented, required or proposed for the building.

(5) To be exempt development, the development must:

(a) be installed in accordance with the manufacturer’s specifications, if applicable, and

(b) not involve the removal or pruning of a tree or other vegetation that requires a permit or development consent for removal or pruning, unless that removal or pruning is undertaken in accordance with a permit or development consent.

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

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

(1) The objective of this clause is to identify development as complying development.

(2) Development specified in Part 1 of Schedule 3 that is carried out in compliance with:

(a) the development standards specified in relation to that development, and

(b) the requirements of this Part,

is complying development.

Note. See also clause 5.8 (3) which provides that the conversion of fire alarms is complying development in certain circumstances.

(3) To be complying development, the development must:

(a) be permissible, with development consent, in the zone in which it is carried out, and

(b) meet the relevant deemed-to-satisfy provisions of the Building Code of Australia, and

(c) have an approval, if required by the Local Government Act 1993, from the Council for an on-site effluent disposal system if the development is undertaken on unsewered land.

(4) A complying development certificate for development specified in Part 1 of Schedule 3 is subject to the conditions (if any) set out or referred to in Part 2 of that Schedule.

(5) A heading to an item in Schedule 3 is part of that Schedule.

3.3 Environmentally sensitive areas excluded

(1) Exempt or complying development must not be carried out on any environmentally sensitive area for exempt or complying development.

(2) For the purposes of this clause:

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

(a) the coastal waters of the State,

(b) a coastal lake,

(c) land to which State Environmental Planning Policy No 14—Coastal Wetlands or State Environmental Planning Policy No 26—Littoral Rainforests applies,

(d) land reserved as an aquatic reserve under the Fisheries Management Act 1994 or as a marine park under the Marine Parks Act 1997,

(e) land within a wetland of international significance declared under the Ramsar Convention on Wetlands or within a World heritage area declared under the World Heritage Convention,

(f) land within 100 metres of land to which paragraph (c), (d) or (e) applies,

(g) land identified in this or any other environmental planning instrument as being of high Aboriginal cultural significance or high biodiversity significance,
(h) land reserved under the *National Parks and Wildlife Act 1974* or land acquired under Part 11 of that Act,

(i) land reserved or dedicated under the *Crown Lands Act 1989* for the preservation of flora, fauna, geological formations or for other environmental protection purposes,

(j) land identified as being critical habitat under the *Threatened Species Conservation Act 1995* or Part 7A of the *Fisheries Management Act 1994*,

(ja) land in Zone E2 Environmental Conservation,

(jb) land identified as “Flood planning area” on the *Flood Planning Map*,

(jc) land within 40 metres of the bank of a waterway.

**Part 4 Principal development standards**

**4.1 Minimum subdivision lot size**

(1) The objectives of this clause are as follows:

(a) to minimise any likely impact of subdivision and development on the amenity of neighbouring properties,

(b) to ensure that lot sizes and dimensions are appropriate having regard to the objectives of this Plan and the relevant zone and the likely future use of the land,

(c) to ensure that lot sizes and dimensions allow dwellings to be sited to protect significant natural or cultural features.

(2) This clause applies to a subdivision of any land shown on the *Lot Size Map* that requires development consent and that is carried out after the commencement of this Plan.

(3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the *Lot Size Map* in relation to that land.

(4) This clause does not apply in relation to the subdivision of individual lots in a strata plan or community title scheme.

**4.1AA Minimum subdivision lot size for community title schemes**

(1) The objectives of this clause are as follows:

(a) to ensure that land to which this clause applies is not fragmented by subdivisions that would create additional dwelling entitlements.

(2) This clause applies to a subdivision (being a subdivision that requires development consent) under the *Community Land Development Act 1989* of land in any of the following zones:

(a) Zone RU1 Primary Production,

(b) Zone RU5 Village,

(c) Zone R2 Low Density Residential,
(d) Zone R5 Large Lot Residential,

(e) Zone E3 Environmental Management.

(3) The size of any lot resulting from a subdivision of land to which this clause applies (other than any lot comprising association property within the meaning of the *Community Land Development Act 1989*) is not to be less than the minimum size shown on the Lot Size Map in relation to that land.

### 4.1A Lot averaging subdivision of certain land in Zone RU1 and Zone E3

(1) The objectives of this clause are as follows:

(a) to prevent the fragmentation of certain land in Zone RU1 Primary Production and Zone E3 Environmental Management,

(b) to enable appropriate subdivision design of that land having regard to topographical constraints, agricultural productivity, biodiversity values and environmental impacts.

(2) This clause applies to land within Zone RU1 Primary Production or Zone E3 Environmental Management that is identified as “Y” or “C-M” on the Lot Averaging Map.

(3) Despite clause 4.1, development consent may be granted to subdivide land to which this clause applies if:

(a) the average size of all of the lots created by the subdivision will not be less than the minimum size shown on the Lot Size Map in relation to that land, and

(b) each lot created by the subdivision will be at least 8 hectares, and

(c) the total number of lots created by the subdivision having an area less than the minimum size shown on the Lot Size Map in relation to that land will not be more than 5.

(4) Development consent must not be granted for the subdivision of a resulting lot for the purposes of residential accommodation.

(5) In this clause:

*resulting lot* means a lot able to be used for residential accommodation that:

(a) was created by a subdivision under this clause (other than for a public purpose), or

(b) in the case of land identified as “Y” on the Lot Averaging Map—was created under clause 12 of *Yarrowlumla Local Environmental Plan 1993* or clause 19 of *Yarrowlumla Local Environmental Plan 2002* by a subdivision that created at least one lot of less than 80 hectares for the purpose of residential accommodation, or

(c) in the case of land identified as “C-M” on the Lot Averaging Map—was created by a subdivision under clause 14 (2A) of *Cooma-Monaro Local Environmental Plan 1999—(Rural)*, and includes a lot that would have been a resulting lot had it not been affected by:

(d) a minor realignment of its boundaries that did not create an additional lot, or
(e) a consolidation with adjoining land, or

(f) a subdivision creating or widening a public road or public reserve or for another public purpose, or

(g) a consolidation with an adjoining public road or public reserve or for another public purpose.

4.1B Lot averaging subdivision of land in Zone E4

(1) The objective of this clause is to ensure that the subdivision of land to which this clause applies has regard to the topographical constraints, agricultural productivity and biodiversity values of, and environmental impacts on, the land.

(2) This clause applies to land in Zone E4 Environmental Living.

(3) Despite clause 4.1, development consent may be granted to subdivide land to which this clause applies, other than under the *Community Land Development Act 1989*, if:

   (a) the average size of all the lots created by the subdivision will not be less than the minimum size shown on the Lot Size Map in relation to that land, and

   (b) none of the lots created by the subdivision will be less than 2 hectares.

(4) Despite clause 4.1, development consent may be granted for the subdivision of land to which this clause applies, under the *Community Land Development Act 1989*, if:

   (a) the average size of all the lots created by the subdivision will not be less than the minimum size shown on the Lot Size Map in relation to that land, and

   (b) none of the lots created by the subdivision will be less than 1 hectare, and

   (c) the lot comprising the association property (within the meaning of that Act) will include land identified as having significant ecological, agricultural or cultural values.

(5) Development consent must not be granted for the subdivision of a resulting lot for the purposes of residential accommodation.

(6) In this clause:

   *resulting lot* means a lot able to be used for residential accommodation, being:

   (a) a lot that was created by a subdivision under this clause (other than for a public purpose), or

   (b) a lot that was created by a subdivision under any of the following provisions (other than a lot the area of which was excluded under the provision from the calculation of the average area of the lots to be created by the subdivision):

      (i) clause 20 of *Yarrowlumla Local Environmental Plan 2002*,

      (ii) clause 13 (4) or 13A of *Yarrowlumla Local Environmental Plan 1993*,

      (iii) clause 14 (4) of *Yarrowlumla Local Environmental Plan 1986*,

      (iv) clause 11B (3) or 11C of *Interim Development Order No 1—Shire of Yarrowlumla*,

      (v) clause 10 of *Yarrowlumla Local Environmental Plan 2014*. 
(v) clause 16 (3) of Tallaganda Local Environmental Plan 1991,

and includes a lot that would have been a resulting lot had it not been affected by:

(c) a minor realignment of its boundaries that did not create an additional lot, or

(d) a consolidation with adjoining land, or

(e) a subdivision creating or widening a public road or public reserve or for another public purpose, or

(f) a consolidation with an adjoining public road or public reserve or for another public purpose.

4.1C Exceptions to minimum subdivision lot sizes for certain residential development

(1) The objective of this clause is to encourage housing diversity without adversely impacting on residential amenity.

(2) This clause applies to development on land in Zone R1 General Residential.

(3) Development consent may be granted to a single development application for development to which this clause applies that is both of the following:

(a) the subdivision of land into 3 or more lots,

(b) the erection of a dwelling house, an attached dwelling or a semi-detached dwelling on each lot resulting from the subdivision, if the size of each lot is equal to or greater than 350 square metres.

4.1D Minimum lot sizes for dual occupancies

(1) The objective of this clause is to achieve planned residential density in certain zones.

(2) Development consent may be granted to development on a lot in a zone shown in Column 2 of the table to this clause for a purpose shown in Column 1 of the table opposite that zone, if the area of the lot is equal to or greater than the area specified for that purpose and shown in Column 3 of the table.

<table>
<thead>
<tr>
<th>Column 1</th>
<th>Column 2</th>
<th>Column 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dual occupancy (connected to a reticulated sewerage system owned and operated by the Council)</td>
<td>Zone R1 General Residential, Zone R2 Low Density Residential, Zone R5 Large Lot Residential or Zone RU5 Village</td>
<td>1,500 square metres</td>
</tr>
<tr>
<td>Dual occupancy (not connected to a reticulated sewerage system owned and operated by the Council)</td>
<td>Zone R2 Low Density Residential, Zone R5 Large Lot Residential or Zone RU5 Village</td>
<td>8,000 square metres</td>
</tr>
<tr>
<td>Dual occupancy (not connected to a reticulated sewerage system owned and operated by the Council)</td>
<td>Zone RU1 Primary Production, Zone E3 Environmental Management or Zone E4 Environmental Living</td>
<td>2 hectares</td>
</tr>
</tbody>
</table>
4.2 Rural subdivision

(1) The objective of this clause is to provide flexibility in the application of standards for subdivision in rural zones to allow land owners a greater chance to achieve the objectives for development in the relevant zone.

(2) This clause applies to the following rural zones:

(a) Zone RU1 Primary Production,
(b) Zone RU2 Rural Landscape,
(c) Zone RU4 Primary Production Small Lots,
(d) Zone RU6 Transition.

Note. When this Plan was made it did not include all of these zones.

(3) Land in a zone to which this clause applies may, with development consent, be subdivided for the purpose of primary production to create a lot of a size that is less than the minimum size shown on the Lot Size Map in relation to that land.

(4) However, such a lot cannot be created if an existing dwelling would, as the result of the subdivision, be situated on the lot.

(5) A dwelling cannot be erected on such a lot.

Note. A dwelling includes a rural worker’s dwelling (see definition of that term in the Dictionary).

4.2A Erection of dwelling houses on land in certain rural, residential and environment protection zones

(1) The objectives of this clause are as follows:

(a) to minimise unplanned rural residential development,
(b) to enable the replacement of lawfully erected dwelling houses in rural, residential and environment protection zones.

(2) This clause applies to land in the following zones:

(a) Zone RU1 Primary Production,
(b) Zone RU5 Village,
(c) Zone R1 General Residential,
(d) Zone R2 Low Density Residential,
(e) Zone R5 Large Lot Residential,
(f) Zone B4 Mixed Use,
(g) Zone E3 Environmental Management,
(h) Zone E4 Environmental Living.
(3) Development consent must not be granted for the erection of a dwelling house on land to which this clause applies unless the land:

(a) is a lot that is at least the minimum lot size shown on the Lot Size Map in relation to that land, or

(b) is a lot created under clause 4.1, 4.1A, 4.1AA or 4.1B, or

(c) is a lot created before this Plan commenced and on which the erection of a dwelling house was permissible immediately before that commencement, or

(d) is a lot resulting from a subdivision for which development consent (or equivalent) was granted before this Plan commenced and on which the erection of a dwelling house would have been permissible if the plan of subdivision had been registered before that commencement, or

(e) is an existing holding, or

(f) would have been a lot or a holding referred to in paragraph (a), (b), (c), (d) or (e) had it not been affected by:

(i) a minor realignment of its boundaries that did not create an additional lot, or

(ii) a subdivision creating or widening a public road or public reserve or for another public purpose, or

(iii) a consolidation with an adjoining public road or public reserve or for another public purpose.

Note. A dwelling cannot be erected on a lot created under clause 9 of State Environmental Planning Policy (Rural Lands) 2008 or clause 4.2.

(4) Development consent must not be granted under subclause (3) unless:

(a) no dwelling house has been erected on the land, and

(b) if a development application has been made for development for the purpose of a dwelling house on the land—the application has been refused or it was withdrawn before it was determined, and

(c) if development consent has been granted in relation to such an application—the consent has been surrendered or it has lapsed.

(5) Development consent may be granted for the erection of a dwelling house on land to which this clause applies if there is a lawfully erected dwelling house on the land and the dwelling house to be erected is intended only to replace the existing dwelling house.

(6) In this clause:

existing holding means land that:

(a) was a holding on the relevant date, and

(b) is a holding at the time the application for development consent referred to in subclause (3)
is lodged,

whether or not there has been a change in the ownership of the holding since the relevant date, and includes any other land adjoining that land acquired by the owner since the relevant date.

holding means all adjoining land, even if separated by a road or railway, held by the same person or persons.

relevant date means:

(a) in relation to land to which Cooma-Monaro Local Environmental Plan 1999—(Rural) applied immediately before the commencement of this Plan—3 March 1997, or

(b) in relation to land to which Goulburn Mulwaree Local Environmental Plan 2009 or Mulwaree Local Environmental Plan 1995 applied immediately before the commencement of this Plan—15 May 1970, or

(c) in relation to land to which Gunning Local Environmental Plan 1997 applied immediately before the commencement of this Plan—15 July 1966, or

(d) in relation to land to which Tallaganda Local Environmental Plan 1991 applied immediately before the commencement of this Plan—14 June 1974, or

(e) in relation to land to which Yarrowlumla Local Environmental Plan 2002 applied immediately before the commencement of this Plan—13 October 1995.

Note. The owner in whose ownership all the land is at the time the application is lodged need not be the same person as the owner in whose ownership all the land was on the stated date.

4.2B Replacement of lawfully erected dwelling houses on land in Zone B2 and Zone IN2

Despite any other provision of this Plan, development consent may be granted for the erection of a dwelling house on land in Zone B2 Local Centre or Zone IN2 Light Industrial if there is a lawfully erected dwelling house on the land and the dwelling house to be erected is intended only to replace the existing dwelling house.

4.2C Minimum subdivision lot size for strata plan schemes in certain rural, residential and environment protection zones

(1) The objective of this clause is to ensure that land to which this clause applies is not fragmented by subdivisions that would create additional dwelling entitlements.

(2) This clause applies to land in the following zones that is used, or is proposed to be used, for residential accommodation or tourist and visitor accommodation:

(a) Zone RU1 Primary Production,

(b) Zone R5 Large Lot Residential,

(c) Zone E3 Environmental Management,

(d) Zone E4 Environmental Living.

(3) The size of any lot resulting from a subdivision of land to which this clause applies for a strata
plan scheme (other than any lot comprising common property within the meaning of the Strata Schemes (Freehold Development) Act 1973 or Strata Schemes (Leasehold Development) Act 1986) is not to be less than the minimum size shown on the Lot Size Map in relation to that land.

Note. Part 6 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 provides that strata subdivision of a building in certain circumstances is specified complying development.

4.2D Erection of rural workers’ dwellings on land in Zone RU1 and Zone E3

(1) The objective of this clause is to ensure the provision of adequate accommodation for employees of existing agricultural or rural industries.

(2) This clause applies to land in Zone RU1 Primary Production and Zone E3 Environmental Management.

(3) Development consent must not be granted to the erection of a rural worker’s dwelling on land to which this clause applies, unless the consent authority is satisfied that:

(a) the development will be on the same lot as an existing lawfully erected dwelling house, and

(b) the development will not impair the use of the land for agricultural or rural industries, and

(c) the agricultural or rural industry being carried out on the land has a demonstrated economic capacity to support the ongoing employment of rural workers, and

(d) the development is necessary considering the nature of the agricultural or rural industry land use lawfully occurring on the land or as a result of the remote or isolated location of the land, and

(e) the size of the lot is not less than the minimum size shown on the Lot Size Map in relation to that land, and

(f) no more than one such dwelling will be erected for each area of the lot that is equal to the minimum size shown on the Lot Size Map in relation to that land, and

(g) no more than three such dwellings will be erected on any such lot.

4.3 Height of buildings

(1) The objectives of this clause are as follows:

(a) to enhance the natural character and landscape of Palerang,

(b) to protect residential amenity and solar access,

(c) to manage the visual impact of development,

(d) to reflect the predominantly low-rise character of development in Palerang.

(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.

4.4 Floor space ratio

[Not adopted]
4.5 Calculation of floor space ratio and site area

[Not adopted]

4.6 Exceptions to development standards

(1) The objectives of this clause are as follows:

(a) to provide an appropriate degree of flexibility in applying certain development standards to particular development,

(b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.

(2) Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.

(3) Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:

(a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and

(b) that there are sufficient environmental planning grounds to justify contravening the development standard.

(4) Development consent must not be granted for development that contravenes a development standard unless:

(a) the consent authority is satisfied that:

(i) the applicant’s written request has adequately addressed the matters required to be demonstrated by subclause (3), and

(ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and

(b) the concurrence of the Secretary has been obtained.

(5) In deciding whether to grant concurrence, the Secretary must consider:

(a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and

(b) the public benefit of maintaining the development standard, and

(c) any other matters required to be taken into consideration by the Secretary before granting concurrence.

(6) Development consent must not be granted under this clause for a subdivision of land in Zone
RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots, Zone RU6 Transition, Zone R5 Large Lot Residential, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone E4 Environmental Living if:

(a) the subdivision will result in 2 or more lots of less than the minimum area specified for such lots by a development standard, or

(b) the subdivision will result in at least one lot that is less than 90% of the minimum area specified for such a lot by a development standard.

**Note.** When this Plan was made it did not include all of these zones.

(7) After determining a development application made pursuant to this clause, the consent authority must keep a record of its assessment of the factors required to be addressed in the applicant’s written request referred to in subclause (3).

(8) This clause does not allow development consent to be granted for development that would contravene any of the following:

(a) a development standard for complying development,

(b) a development standard that arises, under the regulations under the Act, in connection with a commitment set out in a BASIX certificate for a building to which *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004* applies or for the land on which such a building is situated,

(c) clause 5.4.

**Part 5 Miscellaneous provisions**

### 5.1 Relevant acquisition authority

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

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

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

<table>
<thead>
<tr>
<th>Type of land shown on Map</th>
<th>Authority of the State</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zone RE1 Public Recreation and marked “Local open space”</td>
<td>Council</td>
</tr>
</tbody>
</table>
Zone RE1 Public Recreation and marked “Regional open space”  
The corporation constituted under section 8 of the Act

Zone SP2 Infrastructure and marked “Classified Roads and Maritime Services road”

Zone SP2 Infrastructure and marked “Public car Council park”

Zone SP2 Infrastructure and marked “Waste or resource management facility and depot”  
Council

Zone E1 National Parks and Nature Reserves and marked “National Park”  
Minister administering the National Parks and Wildlife Act 1974

(3) Development on land acquired by an authority of the State under the owner-initiated acquisition provisions may, before it is used for the purpose for which it is reserved, be carried out, with development consent, for any purpose.

Note. If land, other than land specified in the table to subclause (2), is required to be acquired under the owner-initiated acquisition provisions, the Minister for Planning is required to take action to enable the designation of the acquiring authority under this clause. Pending the designation of the acquiring authority for the land, the acquiring authority is to be the authority determined by order of the Minister for Planning (see section 21 of the Land Acquisition (Just Terms Compensation) Act 1991).

5.2 Classification and reclassification of public land

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

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

(2) The public land described in Part 1 or Part 2 of Schedule 4 is classified, or reclassified, as operational land for the purposes of the Local Government Act 1993.

(3) The public land described in Part 3 of Schedule 4 is classified, or reclassified, as community land for the purposes of the Local Government Act 1993.

(4) The public land described in Part 1 of Schedule 4:

(a) does not cease to be a public reserve to the extent (if any) that it is a public reserve, and

(b) continues to be affected by any trusts, estates, interests, dedications, conditions, restrictions or covenants that affected the land before its classification, or reclassification, as operational land.

(5) The public land described in Part 2 of Schedule 4, to the extent (if any) that it is a public reserve, ceases to be a public reserve when the description of the land is inserted into that Part and is discharged from all trusts, estates, interests, dedications, conditions, restrictions and covenants affecting the land or any part of the land, except:
(a) those (if any) specified for the land in Column 3 of Part 2 of Schedule 4, and
(b) any reservations that except land out of the Crown grant relating to the land, and
(c) reservations of minerals (within the meaning of the *Crown Lands Act 1989*).

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

### 5.3 Development near zone boundaries

(1) The objective of this clause is to provide flexibility where the investigation of a site and its surroundings reveals that a use allowed on the other side of a zone boundary would enable a more logical and appropriate development of the site and be compatible with the planning objectives and land uses for the adjoining zone.

(2) This clause applies to so much of any land that is within the relevant distance of a boundary between any 2 zones. The relevant distance is 20 metres.

(3) This clause does not apply to:

(a) land in Zone RE1 Public Recreation, Zone E1 National Parks and Nature Reserves, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone W1 Natural Waterways, or

(aa) land in Zone RU1 Primary Production, Zone RU5 Village, Zone R1 General Residential, R2 Low Density Residential, R5 Large Lot Residential, Zone IN2 Light Industrial, Zone SP1 Special Activities, Zone SP2 Infrastructure, Zone RE2 Private Recreation or Zone E4 Environmental Living, or

(b) land within the coastal zone, or

(c) land proposed to be developed for the purpose of sex services or restricted premises.

**Note.** When this Plan was made it did not include all of these zones.

(4) Despite the provisions of this Plan relating to the purposes for which development may be carried out, development consent may be granted to development of land to which this clause applies for any purpose that may be carried out in the adjoining zone, but only if the consent authority is satisfied that:

(a) the development is not inconsistent with the objectives for development in both zones, and

(b) the carrying out of the development is desirable due to compatible land use planning, infrastructure capacity and other planning principles relating to the efficient and timely development of land.

(5) This clause does not prescribe a development standard that may be varied under this Plan.

### 5.4 Controls relating to miscellaneous permissible uses

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

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

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

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

(4) **Industrial retail outlets** If development for the purposes of an industrial retail outlet is permitted under this Plan, the retail floor area must not exceed:

   (a) 67% of the gross floor area of the industry or rural industry located on the same land as the retail outlet, or

   (b) 150 square metres,

   whichever is the lesser.

(5) **Farm stay accommodation** If development for the purposes of farm stay accommodation is permitted under this Plan, the accommodation that is provided to guests must consist of no more than 5 bedrooms.

(6) **Kiosks** If development for the purposes of a kiosk is permitted under this Plan, the gross floor area must not exceed 20 square metres.

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

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

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

   (a) 60 square metres,

   (b) 33% of the total floor area of the principal dwelling.

### 5.5 Development within the coastal zone

[Not applicable]

### 5.6 Architectural roof features

[Not adopted]

### 5.7 Development below mean high water mark

[Not applicable]
5.8 Conversion of fire alarms

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

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

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

(b) converting a fire alarm system from connection with the alarm monitoring system of a private service provider to connection with the alarm monitoring system of another private service provider,

(c) converting a fire alarm system from connection with the alarm monitoring system of a private service provider to connection with a different alarm monitoring system of the same private service provider.

(3) Development to which subclause (2) applies is complying development if it consists only of:

(a) internal alterations to a building, or

(b) internal alterations to a building together with the mounting of an antenna, and any support structure, on an external wall or roof of a building so as to occupy a space of not more than 450mm × 100mm × 100mm.

(4) A complying development certificate for any such complying development is subject to a condition that any building work may only be carried out between 7.00 am and 6.00 pm on Monday to Friday and between 7.00 am and 5.00 pm on Saturday, and must not be carried out on a Sunday or a public holiday.

(5) In this clause:

private service provider means a person or body that has entered into an agreement that is in force with Fire and Rescue NSW to monitor fire alarm systems.

5.9 Preservation of trees or vegetation

(1) The objective of this clause is to preserve the amenity of the area, including biodiversity values, through the preservation of trees and other vegetation.

(2) This clause applies to species or kinds of trees or other vegetation that are prescribed for the purposes of this clause by a development control plan made by the Council.

Note. A development control plan may prescribe the trees or other vegetation to which this clause applies by reference to species, size, location or other manner.

(3) A person must not ringbark, cut down, top, lop, remove, injure or wilfully destroy any tree or other vegetation to which any such development control plan applies without the authority conferred by:

(a) development consent, or
(b) a permit granted by the Council.

(4) The refusal by the Council to grant a permit to a person who has duly applied for the grant of the permit is taken for the purposes of the Act to be a refusal by the Council to grant consent for the carrying out of the activity for which a permit was sought.

(5) This clause does not apply to a tree or other vegetation that the Council is satisfied is dying or dead and is not required as the habitat of native fauna.

(6) This clause does not apply to a tree or other vegetation that the Council is satisfied is a risk to human life or property.

(7) A permit under this clause cannot allow any ringbarking, cutting down, topping, lopping, removal, injuring or destruction of a tree or other vegetation:

(a) that is or forms part of a heritage item or that is within a heritage conservation area, or

(b) that is or forms part of an Aboriginal object or that is within an Aboriginal place of heritage significance,

unless the Council is satisfied that the proposed activity:

(c) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or heritage conservation area, and

(d) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or heritage conservation area.

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

(8) This clause does not apply to or in respect of:

(a) the clearing of native vegetation:

(i) that is authorised by a development consent or property vegetation plan under the *Native Vegetation Act 2003*, or

(ii) that is otherwise permitted under Division 2 or 3 of Part 3 of that Act, or

(b) the clearing of vegetation on State protected land (within the meaning of clause 4 of Schedule 3 to the *Native Vegetation Act 2003*) that is authorised by a development consent under the provisions of the *Native Vegetation Conservation Act 1997* as continued in force by that clause, or

(c) trees or other vegetation within a State forest, or land reserved from sale as a timber or forest reserve under the *Forestry Act 1916*, or

(d) action required or authorised to be done by or under the *Electricity Supply Act 1995*, the *Roads Act 1993* or the *Surveying and Spatial Information Act 2002*, or

(e) plants declared to be noxious weeds under the *Noxious Weeds Act 1993*.

**Note.** Permissibility may be a matter that is determined by or under any of these Acts.
(9) Subclause (8) (a) (ii) does not apply in relation to land in Zone R5 Large Lot Residential, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone E4 Environmental Living.

5.9AA Trees or vegetation not prescribed by development control plan

(1) This clause applies to any tree or other vegetation that is not of a species or kind prescribed for the purposes of clause 5.9 by a development control plan made by the Council.

(2) The ringbarking, cutting down, topping, lopping, removal, injuring or destruction of any tree or other vegetation to which this clause applies is permitted without development consent.

5.10 Heritage conservation

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

(1) Objectives The objectives of this clause are as follows:

(a) to conserve the environmental heritage of Palerang,

(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,

(c) to conserve archaeological sites,

(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

(2) Requirement for consent Development consent is required for any of the following:

(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):

   (i) a heritage item,

   (ii) an Aboriginal object,

   (iii) a building, work, relic or tree within a heritage conservation area,

(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,

(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,

(d) disturbing or excavating an Aboriginal place of heritage significance,

(e) erecting a building on land:

   (i) on which a heritage item is located or that is within a heritage conservation area, or

   (ii) on which an Aboriginal object is located or that is within an Aboriginal place of
heritage significance,

(f) subdividing land:

(i) on which a heritage item is located or that is within a heritage conservation area, or

(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.

(3) When consent not required However, development consent under this clause is not required if:

(a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:

(i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and

(ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or

(b) the development is in a cemetery or burial ground and the proposed development:

(i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and

(ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or

(c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or

(d) the development is exempt development.

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

(5) Heritage assessment The consent authority may, before granting consent to any development:

(a) on land on which a heritage item is located, or

(b) on land that is within a heritage conservation area, or

(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.
(6) **Heritage conservation management plans** The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.

(7) **Archaeological sites** The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the *Heritage Act 1977* applies):

(a) notify the Heritage Council of its intention to grant consent, and

(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

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

(a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and

(b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.

(9) **Demolition of nominated State heritage items** The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item:

(a) notify the Heritage Council about the application, and

(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

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

(a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and

(b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and

(c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and

(d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and
the proposed development would not have any significant adverse effect on the amenity of the surrounding area.

5.11 Bush fire hazard reduction

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

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

5.12 Infrastructure development and use of existing buildings of the Crown

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

2. This Plan does not restrict or prohibit, or enable the restriction or prohibition of, the use of existing buildings of the Crown by the Crown.

5.13 Eco-tourist facilities

1. The objectives of this clause are as follows:
   
   a. to maintain the environmental and cultural values of land on which development for the purposes of eco-tourist facilities is carried out,
   
   b. to provide for sensitively designed and managed eco-tourist facilities that have minimal impact on the environment both on and off-site.
   
2. This clause applies if development for the purposes of an eco-tourist facility is permitted with development consent under this Plan.

3. The consent authority must not grant consent under this Plan to carry out development for the purposes of an eco-tourist facility unless the consent authority is satisfied that:
   
   a. there is a demonstrated connection between the development and the ecological, environmental and cultural values of the site or area, and
   
   b. the development will be located, constructed, managed and maintained so as to minimise any impact on, and to conserve, the natural environment, and
   
   c. the development will enhance an appreciation of the environmental and cultural values of the site or area, and
   
   d. the development will promote positive environmental outcomes and any impact on watercourses, soil quality, heritage and native flora and fauna will be minimal, and
   
   e. the site will be maintained (or regenerated where necessary) to ensure the continued protection of natural resources and enhancement of the natural environment, and
   
   f. waste generation during construction and operation will be avoided and that any waste will be appropriately removed, and
the development will be located to avoid visibility above ridgelines and against escarpments and from watercourses and that any visual intrusion will be minimised through the choice of design, colours, materials and landscaping with local native flora, and

any infrastructure services to the site will be provided without significant modification to the environment, and

any power and water to the site will, where possible, be provided through the use of passive heating and cooling, renewable energy sources and water efficient design, and

the development will not adversely affect the agricultural productivity of adjoining land, and

the following matters are addressed or provided for in a management strategy for minimising any impact on the natural environment:

- measures to remove any threat of serious or irreversible environmental damage,
- the maintenance (or regeneration where necessary) of habitats,
- efficient and minimal energy and water use and waste output,
- mechanisms for monitoring and reviewing the effect of the development on the natural environment,
- maintaining improvements on an on-going basis in accordance with relevant ISO 14000 standards relating to management and quality control.

Part 6 Additional local provisions

6.1 Earthworks

1. The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.

2. Development consent is required for earthworks unless:

   a. the earthworks are exempt development under this Plan or another applicable environmental planning instrument, or
   b. the earthworks are ancillary to development that is permitted without consent under this Plan or to development for which development consent has been given.

3. In deciding whether to grant development consent for earthworks (or for development involving ancillary earthworks), the consent authority must consider the following matters:

   a. the likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development,
   b. the effect of the development on the likely future use or redevelopment of the land,
   c. the quality of the fill or the soil to be excavated, or both,
   d. the effect of the development on the existing and likely amenity of adjoining properties,
(e) the source of any fill material and the destination of any excavated material,
(f) the likelihood of disturbing relics,
(g) the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area,
(h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

Note. The National Parks and Wildlife Act 1974, particularly section 86, deals with harming Aboriginal objects.

6.2 Flood planning

(1) The objectives of this clause are as follows:
(a) to minimise the flood risk to life and property associated with the use of land,
(b) to allow development on land that is compatible with the land’s flood hazard, taking into account projected changes as a result of climate change,
(c) to avoid significant adverse impacts on flood behaviour and the environment.

(2) This clause applies to:
(a) land identified as “Flood planning area” on the Flood Planning Map, and
(b) other land at or below the flood planning level.

(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development:
(a) is compatible with the flood hazard of the land, and
(b) will not significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and
(c) incorporates appropriate measures to manage risk to life from flood, and
(d) will not significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and
(e) is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.

(4) A word or expression used in this clause has the same meaning as it has in the Floodplain Development Manual (ISBN 0 7347 5476 0) published by the NSW Government in April 2005, unless it is otherwise defined in this clause.

(5) In this clause:

flood planning level means the level of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metre freeboard.
6.3 Terrestrial biodiversity

(1) The objective of this clause is to maintain terrestrial biodiversity by:

(a) protecting native fauna and flora, and

(b) protecting the ecological processes necessary for their continued existence, and

(c) encouraging the conservation and recovery of native fauna and flora and their habitats.

(2) This clause applies to land identified as “Biodiversity” on the Terrestrial Biodiversity Map.

(3) In deciding whether to grant development consent for development on land to which this clause applies, the consent authority must consider:

(a) whether the development is likely to have:

(i) any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and

(ii) any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and

(iii) any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and

(iv) any adverse impact on the habitat elements providing connectivity on the land, and

(b) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

(4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:

(a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or

(b) if that impact cannot be reasonably avoided by adopting feasible alternatives—the development is designed, sited and will be managed to minimise that impact, or

(c) if that impact cannot be minimised—the development will be managed to mitigate that impact.

6.4 Drinking water catchments

(1) The objectives of this clause are as follows:

(a) to protect drinking water catchments by minimising the adverse impacts of development on the quality and quantity of water entering drinking water storages,

(b) to maintain water quality and the natural environment in the Sydney, Googong and Captains Flat drinking water catchments.

(2) This clause applies to land identified as “Drinking water catchment” on the Drinking Water Catchment Map.
In deciding whether to grant development consent for development on land to which this clause applies, the consent authority must consider the following:

(a) whether or not the development is likely to have any adverse impact on the quality and quantity of water entering the drinking water storage, having regard to the following:

(i) the distance between the development and any waterway that feeds into the drinking water storage,

(ii) the on-site use, storage and disposal of any chemicals on the land,

(iii) the treatment, storage and disposal of waste water and solid waste generated or used by the development,

(b) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:

(a) the development is designed, sited and will be managed to avoid any significant adverse impact on water quality and flows, or

(b) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or

(c) if that impact cannot be minimised—the development will be managed to mitigate that impact.

6.5 Riparian land and watercourses

(1) The objective of this clause is to protect and maintain the following:

(a) water quality within watercourses,

(b) the stability of the bed and banks of watercourses,

(c) aquatic and riparian habitats,

(d) ecological processes within watercourses and riparian areas.

(2) This clause applies to all of the following:

(a) land identified as “Riparian land” on the Riparian Lands and Watercourses Map,

(b) land identified as “Watercourse” on that map,

(c) all land that is within 40 metres of the top of the bank of each watercourse on land identified as “Watercourse” on that map.

(3) In deciding whether to grant development consent for development on land to which this clause applies, the consent authority must consider:

(a) whether or not the development is likely to have any adverse impact on the following:
(i) the water quality and flows within the watercourse,

(ii) aquatic and riparian species, habitats and ecosystems of the watercourse,

(iii) the stability of the bed and banks of the watercourse,

(iv) the free passage of fish and other aquatic organisms within or along the watercourse,

(v) any future rehabilitation of the watercourse and riparian areas, and

(b) whether or not the development is likely to increase water extraction from the watercourse, and

(c) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

(4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:

(a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or

(b) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or

(c) if that impact cannot be minimised—the development will be managed to mitigate that impact.

6.6 Salinity

(1) The objective of this clause is to provide for the appropriate management of land that is subject to salinity and the minimisation and mitigation of adverse impacts from development that contributes to salinity.

(2) This clause applies to land identified as “Salinity” on the Landscape Map.

(3) In deciding whether to grant development consent for development on land to which this clause applies, the consent authority must consider the following:

(a) whether the development is likely to have any adverse impact on salinity processes on the land,

(b) whether salinity is likely to have an impact on the development,

(c) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

(4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:

(a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or

(b) if that impact cannot be reasonably avoided—the development is designed, sited and will be
managed to minimise that impact, or
(c) if that impact cannot be minimised—the development will be managed to mitigate that impact.

6.7 Highly erodible soils

(1) The objective of this clause is to provide for the appropriate management of land that has highly erodible soils or has the potential to be affected by the process of soil erosion.

(2) This clause applies to land identified as “Erodible Lands” on the Landscape Map.

(3) Before determining a development application for development on land to which this clause applies, the consent authority must consider the following:
   (a) whether the development is likely to have an impact on soil erosion processes,
   (b) whether soil erosion processes are likely to have an impact on the development,
   (c) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

(4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:
   (a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or
   (b) if that impact cannot be avoided—the development is designed, sited and will be managed to minimise that impact, or
   (c) if that impact cannot be minimised—the development will be managed to mitigate that impact.

6.7 Slopes over 18 degrees

(1) The objective of this clause is to provide for the appropriate management of land that has a slope of over 18 degrees.

(2) This clause applies to land identified as “Slopes over 18 degrees” on the Landscape Map.

(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority has considered:
   (a) whether the development is likely to have an impact on surrounding vegetation, the movement of water and soil erosion, and
   (b) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

(4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:
   (a) the development is designed, sited and will be managed to avoid any significant adverse
environmental impact, or

(b) if that impact cannot be avoided—the development is designed, sited and will be managed to minimise that impact, or

(c) if that impact cannot be minimised—the development will be managed to mitigate that impact.

6.8 Airspace operations

(1) The objectives of this clause are as follows:

(a) to provide for the effective and ongoing operation of the Canberra Airport by ensuring that such operation is not compromised by proposed development that penetrates the Limitation or Operations Surface for that airport,

(b) to protect the community from undue risk from that operation.

(2) If a development application is received and the consent authority is satisfied that the proposed development will penetrate the Limitation or Operations Surface, the consent authority must not grant development consent unless it has consulted with the relevant Commonwealth body about the application.

(3) The consent authority may grant development consent for the development if the relevant Commonwealth body advises that:

(a) the development will penetrate the Limitation or Operations Surface but it has no objection to its construction, or

(b) the development will not penetrate the Limitation or Operations Surface.

(4) The consent authority must not grant development consent for the development if the relevant Commonwealth body advises that the development will penetrate the Limitation or Operations Surface and should not be carried out.

(5) In this clause:

*Limitation or Operations Surface* means the Obstacle Limitation Surface or the Procedures for Air Navigation Services Operations Surface as shown on the Obstacle Limitation Surface Map or the Procedures for Air Navigation Services Operations Surface Map for the Canberra Airport.

*relevant Commonwealth body* means the body, under Commonwealth legislation, that is responsible for development approvals for development that penetrates the Limitation or Operations Surface for the Canberra Airport.

6.9 Development in areas subject to aircraft noise

(1) The objectives of this clause are as follows:

(a) to prevent certain noise sensitive developments from being located near the Canberra Airport and its flight paths,

(b) to assist in minimising the impact of aircraft noise from that airport and its flight paths by requiring appropriate noise attenuation measures in noise sensitive buildings,
(c) to ensure that land use and development in the vicinity of that airport do not hinder or have any other adverse impacts on the ongoing, safe and efficient operation of that airport.

(2) This clause applies to development that:

(a) is on land that:

(i) is near the Canberra Airport, and

(ii) is in an ANEF contour of 20 or greater, and

(b) the consent authority considers is likely to be adversely affected by aircraft noise.

(3) In deciding whether to grant development consent to development to which this clause applies, the consent authority:

(a) must consider whether the development will result in an increase in the number of dwellings or people affected by aircraft noise, and

(b) must consider the location of the development in relation to the criteria set out in Table 2.1 (Building Site Acceptability Based on ANEF Zones) in AS 2021—2000, and

(c) must be satisfied the development will meet the indoor design sound levels shown in Table 3.3 (Indoor Design Sound Levels for Determination of Aircraft Noise Reduction) in AS 2021—2000.

(4) In this clause:

**ANEF contour** means a noise exposure contour shown as an ANEF contour on the Noise Exposure Forecast Contour Map for the Canberra Airport prepared by the Department of the Commonwealth responsible for airports.


6.10 Development in areas near national parks and nature reserves

(1) The objective of this clause is to protect the aesthetic, conservation, recreational and scientific values of national parks and nature reserves.

(2) This clause applies to land adjoining a national park or nature reserve.

(3) In determining whether to grant development consent to development on land to which this clause applies, the consent authority must consider the following:

(a) whether the development is compatible with and does not detract from the values of the national park or nature reserve,

(b) any management plans applicable to nearby areas within the national park or nature reserve,

(c) whether the development has been designed and sited to minimise visual intrusion when viewed from vantage points within the national park or nature reserve.
6.11 Essential services

Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required:

(a) the supply of water,
(b) the supply of electricity,
(c) the disposal and management of sewage,
(d) stormwater drainage or on-site conservation,
(e) suitable vehicular access.

6.12 Short-term rental accommodation

(1) The objective of this clause is to ensure that residential accommodation may be used as tourist and visitor accommodation for a short term without requiring development consent.

(2) Despite any other provision of this Plan, development consent is not required for the use of residential accommodation for the purposes of tourist and visitor accommodation (except backpackers’ accommodation or bed and breakfast accommodation) if the use is only short-term and does not interfere generally with the amenity of the neighbourhood in any way, including by noise or traffic generation.

(3) In this clause, short-term means for a maximum period of 45 consecutive days in any 12 month period.

6.13 Location of sex services premises

(1) The objective of this clause is to minimise land use conflicts and adverse amenity impacts by providing a reasonable level of separation between sex services premises, specified land uses and places regularly frequented by children.

(2) In deciding whether to grant development consent to development for the purposes of sex services premises, the consent authority must consider the following:

(a) whether the premises will be located on land that adjoins, is directly opposite or is separated only by a local road from land:
   (i) in Zone R1 General Residential, Zone R2 Low Density Residential or Zone RE1 Public Recreation, or
   (ii) used for the purposes of a child care centre, a community facility, a school or a place of public worship,

(b) the impact of the proposed development and its hours of operation on any place likely to be regularly frequented by children:
   (i) that adjoins the development, or
   (ii) that can be viewed from the development, or
(iii) from which a person can view the development.

**Schedule 1 Additional permitted uses**

**1 Use of certain land at Bombay Road, Braidwood**

(1) This clause applies to land at Bombay Road, Braidwood, being Lot 4, DP 841326.

(2) Development for the purpose of self-storage units is permitted with development consent.

**Schedule 2 Exempt development**

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

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

**Farm dams in Zone RU1**

(1) Must have a means of managing water overflow.

(2) Must be a minimum of 50m from each property boundary.

(3) Must not involve works within 40m of the bank of a named watercourse.

(4) Must not contain a spillway more than 1m in height.

(5) Must comply with the *Water Management Act 2000*.

**Schedule 3 Complying development**

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

**Part 1 Types of development**

(When this Plan was made this Part was blank)

**Part 2 Complying development certificate conditions**

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

**General conditions**

Any development specified in Part 1 is subject to the same conditions set out in Schedule 6 to *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. 
## Schedule 4 Classification and reclassification of public land

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

<table>
<thead>
<tr>
<th>Locality</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>172 Foxlow Street, Captains Flat</td>
<td>Lot 18, Section 2, DP 18452</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Locality</th>
<th>Description</th>
<th>Any trusts etc not discharged</th>
</tr>
</thead>
<tbody>
<tr>
<td>Booth Road, Royalla</td>
<td>Part of Lot 29, DP 1015516 as identified by heavy red edging on the Reclassification Map</td>
<td>Nil</td>
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### Part 3 Land classified, or reclassified, as community land

<table>
<thead>
<tr>
<th>Locality</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>Nil</td>
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## Schedule 5 Environmental heritage

### Part 1 Heritage items

<table>
<thead>
<tr>
<th>Suburb</th>
<th>Item</th>
<th>Address</th>
<th>Property description</th>
<th>Significance</th>
<th>Item No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Araluen</td>
<td>Court House (former), including garden and Bunya pine</td>
<td>5894 Araluen Road</td>
<td>Lot 21, DP 1141849</td>
<td>Local</td>
<td>I1</td>
</tr>
<tr>
<td>Araluen</td>
<td>War Memorial (1914–18)</td>
<td>6086 Araluen Road</td>
<td>Lot B, DP 410512</td>
<td>Local</td>
<td>I2</td>
</tr>
<tr>
<td>Araluen</td>
<td>Roman Catholic Cemetery</td>
<td>Catholic Cemetery Road</td>
<td>Lot 1, DP 1119030</td>
<td>Local</td>
<td>I3</td>
</tr>
<tr>
<td>Araluen</td>
<td>Anglican Cemetery</td>
<td>Church of England Cemetery Road</td>
<td>Lot 7009, DP 92828</td>
<td>Local</td>
<td>I4</td>
</tr>
<tr>
<td>Back Creek</td>
<td>Bentley’s Point mining site</td>
<td>Back Creek Road</td>
<td>Lots 26, 100 and 191, DP 755949</td>
<td>Local</td>
<td>I5</td>
</tr>
<tr>
<td>Location</td>
<td>Description</td>
<td>Address</td>
<td>Lot Numbers</td>
<td>Section</td>
<td>DP</td>
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</tr>
<tr>
<td>Ballalaba</td>
<td>Nithsdale Homestead, barn, outbuildings and garden</td>
<td>1081 Wallaces Gap Road</td>
<td>Lot 11, DP 852907</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bombay</td>
<td>Jinglemoney Homestead and weatherboard cottage</td>
<td>619 Farringdon Road</td>
<td>Lot 1, DP 1118818</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bombay</td>
<td>Eucalyptus still</td>
<td>Little Bombay Road</td>
<td>Lot 1, DP 830602</td>
<td></td>
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</tr>
<tr>
<td>Bombay</td>
<td>Bombay pipeclay sites and races</td>
<td>Tally Ho Road</td>
<td>Lot 1, DP 830602</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Braidwood</td>
<td>House</td>
<td>9 Bowler Street</td>
<td>Lot 27, Section 14, DP 758152</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Braidwood</td>
<td>House</td>
<td>17 Coghill Street</td>
<td>Lot 2, DP 809425</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Braidwood</td>
<td>Cottage</td>
<td>33 Coghill Street</td>
<td>Lot 17, Section 14, DP 758152</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Braidwood</td>
<td>House, including verandah and garden</td>
<td>1 Coronation Avenue</td>
<td>Lots 6–10, DP 2100</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Braidwood</td>
<td>House, including verandah</td>
<td>48 Coronation Avenue</td>
<td>Lot 7, Section B, DP 2726</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Braidwood</td>
<td>Braidwood Cemetery</td>
<td>Cowper Street</td>
<td>Lot 1, DP 194644; Lots 7301 and 7302, DP 1160871; Lot 1 DP 345157; Lot 1 DP 947748; Lot 13, Section 12, DP 758152; Lot 14, Section 12, DP 758152; Lot 15, Section 12, DP 758152; Lot 16, Section 12, DP 758152; Lot 17 Section 12, DP 758152; Lot 18, Section 12, DP 758152; Lot 19, Section 12, DP 758152</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Braidwood</td>
<td>House, including stone quoins</td>
<td>51 Cowper Street</td>
<td>Lots 4–5, Section 17, DP 758152</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Braidwood</td>
<td>Athol and outbuilding, including verandah and iron picket fence</td>
<td>59 Cowper Street</td>
<td>Lot 11, DP 1008982</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Braidwood</td>
<td>House</td>
<td>74 Cowper Street</td>
<td>Lot 7, Section 14, DP 758152</td>
<td></td>
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</tr>
<tr>
<td>Braidwood</td>
<td>Cottage, including verandah and timber fretwork</td>
<td>50 Duncan Street</td>
<td>Lot 2, DP 529841</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Braidwood</td>
<td>Cottage</td>
<td>58 Duncan Street</td>
<td>Lot B, DP 160139</td>
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<td></td>
</tr>
<tr>
<td>Location</td>
<td>Description</td>
<td>Address</td>
<td>Lot Details</td>
<td>Use</td>
<td>Reference</td>
</tr>
<tr>
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<td>------------------------------------------------------------------------------</td>
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</tr>
<tr>
<td>Braidwood</td>
<td>Cottage, including door panelling</td>
<td>65 Duncan Street</td>
<td>Lot B, DP 154340</td>
<td>Local</td>
<td>I21</td>
</tr>
<tr>
<td>Braidwood</td>
<td>The Villa</td>
<td>80 Duncan Street</td>
<td>Lot 3, DP 596527</td>
<td>Local</td>
<td>I22</td>
</tr>
<tr>
<td>Braidwood</td>
<td>Former Wesleyan Chapel, including gothic arches, windows and doors</td>
<td>82 Duncan Street</td>
<td>Lot 1, DP 829063</td>
<td>Local</td>
<td>I23</td>
</tr>
<tr>
<td>Braidwood</td>
<td>Semi-detached cottage</td>
<td>87 Duncan Street</td>
<td>Lot 2, DP 813921</td>
<td>Local</td>
<td>I24</td>
</tr>
<tr>
<td>Braidwood</td>
<td>Semi-detached cottage</td>
<td>89 Duncan Street</td>
<td>Lot 1, DP 813921</td>
<td>Local</td>
<td>I25</td>
</tr>
<tr>
<td>Braidwood</td>
<td>Cottage</td>
<td>91 Duncan Street</td>
<td>Lot 8, DP 1115123</td>
<td>Local</td>
<td>I26</td>
</tr>
<tr>
<td>Braidwood</td>
<td>Alf Thorley Automotive Engineering, including pressed metal walling</td>
<td>95 Duncan Street</td>
<td>Lot 2, DP 850984</td>
<td>Local</td>
<td>I27</td>
</tr>
<tr>
<td>Braidwood</td>
<td>Cottages</td>
<td>96 Duncan Street</td>
<td>Lot 4, DP 847717</td>
<td>Local</td>
<td>I28</td>
</tr>
<tr>
<td>Braidwood</td>
<td>House and cottage</td>
<td>97–99 Duncan Street</td>
<td>Lot 1, DP 850984</td>
<td>Local</td>
<td>I29</td>
</tr>
<tr>
<td>Braidwood</td>
<td>House</td>
<td>110 Duncan Street</td>
<td>Lot B, DP 158059</td>
<td>Local</td>
<td>I30</td>
</tr>
<tr>
<td>Braidwood</td>
<td>Myona</td>
<td>116 Duncan Street</td>
<td>Lot 12, DP 829963</td>
<td>Local</td>
<td>I31</td>
</tr>
<tr>
<td>Braidwood</td>
<td>Cottage</td>
<td>23 Elrington Street</td>
<td>Lot 1, DP 1094114</td>
<td>Local</td>
<td>I32</td>
</tr>
<tr>
<td>Braidwood</td>
<td>The Patch, including box hedges, garden and detailed verandah posts</td>
<td>24 Elrington Street</td>
<td>Lot 3, DP 65952</td>
<td>Local</td>
<td>I33</td>
</tr>
<tr>
<td>Braidwood</td>
<td>Cottage, including dormer window and cast iron verandah</td>
<td>25 Elrington Street</td>
<td>Lot 16, Section 10, DP 758152</td>
<td>Local</td>
<td>I34</td>
</tr>
<tr>
<td>Braidwood</td>
<td>House</td>
<td>29 Elrington Street</td>
<td>Lot 14, Section 10, DP 758152</td>
<td>Local</td>
<td>I35</td>
</tr>
<tr>
<td>Braidwood</td>
<td>House, including verandah with timber fretwork</td>
<td>31 Elrington Street</td>
<td>Lot B, DP 323905</td>
<td>Local</td>
<td>I36</td>
</tr>
<tr>
<td>Braidwood</td>
<td>House</td>
<td>33 Elrington Street</td>
<td>Lot A, DP 323905</td>
<td>Local</td>
<td>I37</td>
</tr>
<tr>
<td>Braidwood</td>
<td>House, including verandah and picket fence</td>
<td>35 Elrington Street</td>
<td>Lot 1, DP 840605</td>
<td>Local</td>
<td>I38</td>
</tr>
<tr>
<td>Braidwood</td>
<td>House</td>
<td>37 Elrington Street</td>
<td>Lot 1, DP 986731</td>
<td>Local</td>
<td>I39</td>
</tr>
<tr>
<td>Braidwood</td>
<td>Amarcham</td>
<td>38 Elrington Street</td>
<td>Lot 10, DP 557240</td>
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<td>I40</td>
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<tr>
<td>Braidwood</td>
<td>Cottage</td>
<td>39 Elrington Street</td>
<td>Lot 18, DP 1154315</td>
<td>Local</td>
<td>I41</td>
</tr>
<tr>
<td>Braidwood</td>
<td>House</td>
<td>45 Elrington Street</td>
<td>Lot 2, DP 869933</td>
<td>Local</td>
<td>I42</td>
</tr>
<tr>
<td>Braidwood</td>
<td>Description</td>
<td>Address</td>
<td>Lot</td>
<td>DP</td>
<td>Local</td>
</tr>
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</tr>
<tr>
<td></td>
<td>St Andrew’s Anglican Church, including leadlight windows and belltower gargoyles</td>
<td>47 Elrington Street</td>
<td>Lot 1, DP 869933</td>
<td>Local</td>
<td>I43</td>
</tr>
<tr>
<td></td>
<td>Badgery’s Cottage</td>
<td>48 Elrington Street</td>
<td>Lot B, DP 153324</td>
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<td>I44</td>
</tr>
<tr>
<td></td>
<td>Masonic Hall</td>
<td>51 Elrington Street</td>
<td>Lot 1 DP 599468</td>
<td>Local</td>
<td>I45</td>
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<tr>
<td></td>
<td>Cottage, including chimneys</td>
<td>63 Elrington Street</td>
<td>Lot 1, DP 568393</td>
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<td>I46</td>
</tr>
<tr>
<td></td>
<td>House</td>
<td>64 Elrington Street</td>
<td>Lot 7, Section 3, DP 758152</td>
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<td>I47</td>
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<td></td>
<td>Cottage</td>
<td>6 Keder Street</td>
<td>Lot 25, Section 34, DP 758152</td>
<td>Local</td>
<td>I48</td>
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<tr>
<td></td>
<td>Cottage, including 12 pane windows</td>
<td>8 Keder Street</td>
<td>Lot 26, Section 34, DP 758152</td>
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<td>I49</td>
</tr>
<tr>
<td></td>
<td>Cottage</td>
<td>16 Keder Street</td>
<td>Lot 25, Section 15, DP 758152</td>
<td>Local</td>
<td>I50</td>
</tr>
<tr>
<td></td>
<td>Commemorative Poplar avenue</td>
<td>Kings Highway</td>
<td>Local</td>
<td>I51</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Braidwood Racecourse, including grandstand and track fencing</td>
<td>6185 Kings Highway</td>
<td>Lot 290, DP 727632</td>
<td>Local</td>
<td>I52</td>
</tr>
<tr>
<td></td>
<td>Braidwood Showground, including pavilion, ticket box, canteen, wood-chopping arena, sheep pavilion and arena fencing</td>
<td>6247 Kings Highway</td>
<td>Lot 12, DP 755954</td>
<td>Local</td>
<td>I53</td>
</tr>
<tr>
<td></td>
<td>Berriedale, including 12 pane windows</td>
<td>42 Lascelles Street</td>
<td>Lot D, DP 158857</td>
<td>Local</td>
<td>I54</td>
</tr>
<tr>
<td></td>
<td>Cottage, including 12 pane windows</td>
<td>47 Lascelles Street</td>
<td>Lot 1, DP 38747</td>
<td>Local</td>
<td>I55</td>
</tr>
<tr>
<td></td>
<td>Cottage, including 12 pane windows</td>
<td>49 Lascelles Street</td>
<td>Lot 2, DP 38747</td>
<td>Local</td>
<td>I56</td>
</tr>
<tr>
<td></td>
<td>Hillington, including 12 pane windows</td>
<td>50 Lascelles Street</td>
<td>Lot 1, DP 794118</td>
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<td>I57</td>
</tr>
<tr>
<td></td>
<td>Cottage</td>
<td>51 Lascelles Street</td>
<td>Lot 3, DP 38747</td>
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</tr>
<tr>
<td></td>
<td>Cottage</td>
<td>53 Lascelles Street</td>
<td>Lot 4, DP 38747</td>
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<td>I59</td>
</tr>
<tr>
<td></td>
<td>Cottages</td>
<td>58–60 Lascelles Street</td>
<td>Lot A, DP 157611</td>
<td>Local</td>
<td>I60</td>
</tr>
<tr>
<td></td>
<td>House, including fretwork bargeboard and verandah detailing</td>
<td>59 Lascelles Street</td>
<td>Lot 1, DP 742058</td>
<td>Local</td>
<td>I61</td>
</tr>
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<td></td>
<td>Cottage</td>
<td>61 Lascelles Street</td>
<td>Lot 1, DP 197933</td>
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<td>I62</td>
</tr>
<tr>
<td>Location</td>
<td>Property Description</td>
<td>Address</td>
<td>Lots</td>
<td>DP Number</td>
<td>Local/State</td>
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</tr>
<tr>
<td>Braidwood</td>
<td>Cottage, including 12 pane windows and finials</td>
<td>62 Lascelles St</td>
<td>Lot B</td>
<td>DP 157611</td>
<td>Local</td>
</tr>
<tr>
<td>Braidwood</td>
<td>Cottage, including 12 pane windows</td>
<td>64 Lascelles St</td>
<td>Lot C</td>
<td>DP 157611</td>
<td>Local</td>
</tr>
<tr>
<td>Braidwood</td>
<td>Cottage</td>
<td>77 Lascelles St</td>
<td>Lots 1 and 2</td>
<td>DP 797286</td>
<td>Local</td>
</tr>
<tr>
<td>Braidwood</td>
<td>Rose Cottage</td>
<td>112 Lascelles St</td>
<td>Lot 12</td>
<td>DP 576767</td>
<td>Local</td>
</tr>
<tr>
<td>Braidwood</td>
<td>Ardstrath House and remnant garden plantings</td>
<td>203 Little River Rd</td>
<td>Lot 2</td>
<td>DP 705593</td>
<td>Local</td>
</tr>
<tr>
<td>Braidwood</td>
<td>Cottage</td>
<td>1 McKellar St</td>
<td>Lot 21</td>
<td>DP 826283</td>
<td>Local</td>
</tr>
<tr>
<td>Braidwood</td>
<td>Cottage</td>
<td>12 McKellar St</td>
<td>Lot 1</td>
<td>DP 65782</td>
<td>Local</td>
</tr>
<tr>
<td>Braidwood</td>
<td>The Gables, including gables and verandah</td>
<td>18 McKellar St</td>
<td>Lot 2</td>
<td>DP 852560</td>
<td>Local</td>
</tr>
<tr>
<td>Braidwood</td>
<td>The Mill</td>
<td>19 McKellar St</td>
<td>Lot 1</td>
<td>DP 846907</td>
<td>Local</td>
</tr>
<tr>
<td>Braidwood</td>
<td>Cottage</td>
<td>33 McKellar St</td>
<td>Lot 4</td>
<td>DP 1097166</td>
<td>Local</td>
</tr>
<tr>
<td>Braidwood</td>
<td>Bedervale Homestead, outbuildings and burial ground</td>
<td>Monkittee St</td>
<td>Lot 3</td>
<td>DP 543076</td>
<td>State</td>
</tr>
<tr>
<td>Braidwood</td>
<td>Gatekeeper’s Cottage</td>
<td>1 Monkittee St</td>
<td>Lot 1</td>
<td>DP 799533</td>
<td>Local</td>
</tr>
<tr>
<td>Braidwood</td>
<td>Cottage</td>
<td>15 Monkittee St</td>
<td>Lot 7</td>
<td>Section 32, DP 758152</td>
<td>Local</td>
</tr>
<tr>
<td>Braidwood</td>
<td>Yately</td>
<td>25 Monkittee St</td>
<td>Lots 1 and 2, Section 32, DP 758152</td>
<td>Local</td>
<td>I76</td>
</tr>
<tr>
<td>Braidwood</td>
<td>Cottage</td>
<td>35 Monkittee St</td>
<td>Lot 5</td>
<td>Section 31, DP 758152</td>
<td>Local</td>
</tr>
<tr>
<td>Braidwood</td>
<td>Cottage, including verandah with timber detailing</td>
<td>51 Monkittee St</td>
<td>Lot 6</td>
<td>Section 30, DP 758152</td>
<td>Local</td>
</tr>
<tr>
<td>Braidwood</td>
<td>Cottages</td>
<td>52 Monkittee St</td>
<td>Lot 22</td>
<td>DP 1023674</td>
<td>Local</td>
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<tr>
<td>Braidwood</td>
<td>House, including verandah with decorative trim</td>
<td>59 Monkittee St</td>
<td>Lot 3</td>
<td>Section 30, DP 758152</td>
<td>Local</td>
</tr>
<tr>
<td>Braidwood</td>
<td>House</td>
<td>61 Monkittee St</td>
<td>Lots 1 and 2</td>
<td>DP 797362</td>
<td>Local</td>
</tr>
<tr>
<td>Braidwood</td>
<td>Cottage</td>
<td>63 Monkittee St</td>
<td>Lot 1</td>
<td>Section 30, DP 758152</td>
<td>Local</td>
</tr>
<tr>
<td>Braidwood</td>
<td>St Andrew’s Uniting Church, including gothic joinery to timber windows and timber finials</td>
<td>68 Monkittee St</td>
<td>Lot 8</td>
<td>Section 10, DP 758152</td>
<td>Local</td>
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<tr>
<td>Location</td>
<td>Description</td>
<td>Address</td>
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<td>Authority</td>
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<tr>
<td>Braidwood</td>
<td>Cottage</td>
<td>72 Monkittee Street</td>
<td>Lot 1, DP 194131</td>
<td>Local</td>
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</tr>
<tr>
<td>Braidwood</td>
<td>House, including leadlight windows, oak profiles and cedar trims</td>
<td>76 Monkittee Street</td>
<td>Lot 1, DP 719449</td>
<td>Local</td>
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<tr>
<td>Braidwood</td>
<td>Cottage, including verandah detailing</td>
<td>90 Monkittee Street</td>
<td>Lot 2, DP 563161</td>
<td>Local</td>
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<tr>
<td>Braidwood</td>
<td>Cottage</td>
<td>94 Monkittee Street</td>
<td>Lot 1, DP 1048843</td>
<td>Local</td>
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<tr>
<td>Braidwood</td>
<td>St Omer Homestead, including main fireplace and chimney, plaster ceiling centre rose, 12 pane windows and pressed metal soffit</td>
<td>10586 Nerriga Road</td>
<td>Lot 4, DP 790531</td>
<td>Local</td>
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<tr>
<td>Braidwood</td>
<td>Bunn Cottage, including external features of building</td>
<td>11210 Nerriga Road</td>
<td>Lot 41, DP 755954</td>
<td>Local</td>
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</tr>
<tr>
<td>Braidwood</td>
<td>Doncaster</td>
<td>1 Park Lane</td>
<td>Lots 1 and 2, DP 219650</td>
<td>Local</td>
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</tr>
<tr>
<td>Braidwood</td>
<td>Bee-hive stores (former)</td>
<td>3 Park Lane</td>
<td>Lot 11, DP 630272</td>
<td>Local</td>
<td></td>
</tr>
<tr>
<td>Braidwood</td>
<td>Cottage, including verandah and remnant iron lacework</td>
<td>5 Park Lane</td>
<td>Lot 10, DP 630272</td>
<td>Local</td>
<td></td>
</tr>
<tr>
<td>Braidwood</td>
<td>Hawthorn Hollow, including verandah</td>
<td>7 Park Lane</td>
<td>Lot 1, DP 255840</td>
<td>Local</td>
<td></td>
</tr>
<tr>
<td>Braidwood</td>
<td>Calderwood</td>
<td>18 Park Lane</td>
<td>Lot 2, DP 1029125</td>
<td>Local</td>
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</tr>
<tr>
<td>Braidwood</td>
<td>Cottage</td>
<td>45 Ryrie Street</td>
<td>Lot 1, DP 817348</td>
<td>Local</td>
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</tr>
<tr>
<td>Braidwood</td>
<td>Tidmarsh, including dormers and verandah with timber valance</td>
<td>50 Ryrie Street</td>
<td>Lot 1, DP 209874; Lot 10, DP 1102342</td>
<td>Local</td>
<td></td>
</tr>
<tr>
<td>Braidwood</td>
<td>Arcona</td>
<td>60 Ryrie Street</td>
<td>Lot 1, DP 712453</td>
<td>Local</td>
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</tr>
<tr>
<td>Braidwood</td>
<td>Mount Gillamatong</td>
<td>Sandholes Road</td>
<td>Lots 11 and 12, DP 1037053; Lot 487, DP 823488</td>
<td>Local</td>
<td></td>
</tr>
<tr>
<td>Braidwood</td>
<td>House and 2 slab outbuildings</td>
<td>3 Solus Street</td>
<td>Lot 2, DP 1029102</td>
<td>Local</td>
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</tr>
<tr>
<td>Braidwood</td>
<td>Cottage</td>
<td>5 Solus Street</td>
<td>Lot 1, DP 795425</td>
<td>Local</td>
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</tr>
<tr>
<td>Braidwood</td>
<td>House</td>
<td>14 Solus Street</td>
<td>Lots 7, 8, 9 and 10, Section 6, DP 758152</td>
<td>Local</td>
<td></td>
</tr>
<tr>
<td>Braidwood</td>
<td>Ryrie Park Pavilion, including finial</td>
<td>Wallace Street (Ryrie Park)</td>
<td>Lot 7300, DP 1153930</td>
<td>Local</td>
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<tr>
<td>Location</td>
<td>Description</td>
<td>Address</td>
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<td>Local Area</td>
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<tr>
<td>Braidwood</td>
<td>Rock outcrops (southern end)</td>
<td>Wallace Street Lot 1, DP 1129342; Lot 11, DP 605235; Lot 2, DP 625654; Lot 1, Section 12, DP 758152; Lots 8 and 9, Section 13, DP 758152</td>
<td>Local I153</td>
<td></td>
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</tr>
<tr>
<td>Braidwood</td>
<td>Cottage, including well</td>
<td>14 Wallace Street Lot 3, Section 12, DP 758152</td>
<td>Local I102</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Braidwood</td>
<td>Cottage</td>
<td>16 Wallace Street Lots 4 and 5, Section 12, DP 758152</td>
<td>Local I103</td>
<td></td>
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<tr>
<td>Braidwood</td>
<td>Cottage</td>
<td>21 Wallace Street Lot 1, DP 732815</td>
<td>Local I104</td>
<td></td>
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</tr>
<tr>
<td>Braidwood</td>
<td>Cottage</td>
<td>22 Wallace Street Lot 7, Section 12, DP 758152</td>
<td>Local I105</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Braidwood</td>
<td>Cottage</td>
<td>25 Wallace Street Lot 16, Section 13, DP 758152</td>
<td>Local I106</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Braidwood</td>
<td>Shop (former)</td>
<td>27 Wallace Street Lot 17, Section 13, DP 758152</td>
<td>Local I107</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Braidwood</td>
<td>Hotel (former)</td>
<td>30 Wallace Street Lot 11, DP 1109798</td>
<td>Local I108</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Braidwood</td>
<td>Store (former)</td>
<td>35 Wallace Street Lot 14, Section 34, DP 758152</td>
<td>Local I109</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Braidwood</td>
<td>Chez Nous</td>
<td>39 Wallace Street Lot 2, DP 1149369</td>
<td>Local I110</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Braidwood</td>
<td>Stone building</td>
<td>42 Wallace Street Lot 6, Section 11, DP 758152</td>
<td>Local I111</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Braidwood</td>
<td>Shop-ezy bottle shop and associated buildings</td>
<td>50 Wallace Street Lot 8, DP 1138990</td>
<td>Local I112</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Braidwood</td>
<td>Criterion Gallery</td>
<td>56 Wallace Street Lot 1, DP 70806</td>
<td>Local I113</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Braidwood</td>
<td>Shops and residences</td>
<td>68–70 Wallace Street Lot 1, DP 780651</td>
<td>Local I114</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Braidwood</td>
<td>Weiby’s Shop (former)</td>
<td>72 Wallace Street Lot 1, DP 784306</td>
<td>Local I115</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Braidwood</td>
<td>Avonhurst Gallery, including decorative parapet</td>
<td>78 Wallace Street Lot 1, DP 744550</td>
<td>Local I116</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Braidwood</td>
<td>Nomchong shops</td>
<td>80 Wallace Street Lot B, DP 151504</td>
<td>Local I117</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Braidwood</td>
<td>St Bede’s Catholic Church and Presbytery, including bell tower, grave and cast iron picket fence</td>
<td>83 Wallace Street Lots 6, 7 and 8, DP 113033</td>
<td>Local I118</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Braidwood</td>
<td>Hannah Fyre Gallery and residence</td>
<td>84 Wallace Street Lot 1, DP 711583</td>
<td>Local I119</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Braidwood</td>
<td>Shop and residence, including rear outbuildings</td>
<td>91 Wallace Street Lot 14, DP 75439</td>
<td>Local I120</td>
<td></td>
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</tr>
<tr>
<td>Location</td>
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<td>Address</td>
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<td>Authority</td>
<td>Number</td>
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</tr>
<tr>
<td>Braidwood</td>
<td>National Theatre, including facade and entry</td>
<td>100 Wallace St.</td>
<td>Lot 2, DP 212019</td>
<td>Local</td>
<td>I121</td>
</tr>
<tr>
<td>Braidwood</td>
<td>Braidwood Bakery</td>
<td>101 Wallace St.</td>
<td>Lot 1, DP 1141292</td>
<td>Local</td>
<td>I122</td>
</tr>
<tr>
<td>Braidwood</td>
<td>The Altenburg, including rear outbuildings and gardens</td>
<td>102 Wallace St.</td>
<td>Lot 1, DP 797181</td>
<td>Local</td>
<td>I123</td>
</tr>
<tr>
<td>Braidwood</td>
<td>Corner shop</td>
<td>112 Wallace St.</td>
<td>Lot 25, DP 1102366</td>
<td>Local</td>
<td>I124</td>
</tr>
<tr>
<td>Braidwood</td>
<td>Tallaganda Pottery (former)</td>
<td>116 Wallace St.</td>
<td>Lot 5, DP 38769</td>
<td>Local</td>
<td>I125</td>
</tr>
<tr>
<td>Braidwood</td>
<td>The Albion and outbuildings</td>
<td>119 Wallace St.</td>
<td>Lot 1, DP 598830</td>
<td>State</td>
<td>I126</td>
</tr>
<tr>
<td>Braidwood</td>
<td>Dalgety building</td>
<td>121 Wallace St.</td>
<td>Lot 1, DP 995410</td>
<td>Local</td>
<td>I127</td>
</tr>
<tr>
<td>Braidwood</td>
<td>Bakery and restaurant (former)</td>
<td>123 Wallace St.</td>
<td>Lot 1, DP 784958</td>
<td>Local</td>
<td>I128</td>
</tr>
<tr>
<td>Braidwood</td>
<td>Len Mutton and Co</td>
<td>124 Wallace St.</td>
<td>Lot 9, DP 629625</td>
<td>Local</td>
<td>I129</td>
</tr>
<tr>
<td>Braidwood</td>
<td>Commercial premises</td>
<td>125 Wallace St.</td>
<td>Lot 1, DP 713618</td>
<td>Local</td>
<td>I130</td>
</tr>
<tr>
<td>Braidwood</td>
<td>2-storey shop</td>
<td>130 Wallace St.</td>
<td>Lot 1, DP 198353</td>
<td>Local</td>
<td>I131</td>
</tr>
<tr>
<td>Braidwood</td>
<td>Top Supermarket</td>
<td>132 Wallace St.</td>
<td>Lot 1, DP 736314</td>
<td>Local</td>
<td>I132</td>
</tr>
<tr>
<td>Braidwood</td>
<td>Hotel (former), including verandah and cast iron lacework</td>
<td>133 Wallace St.</td>
<td>Lot 6, DP 51945</td>
<td>Local</td>
<td>I133</td>
</tr>
<tr>
<td>Braidwood</td>
<td>Westpac Bank</td>
<td>138 Wallace St.</td>
<td>Lot 2, DP 790199</td>
<td>Local</td>
<td>I134</td>
</tr>
<tr>
<td>Braidwood</td>
<td>Commercial shops, including verandah and cast iron lacework</td>
<td>139 Wallace St.</td>
<td>Lot 1, DP 799427</td>
<td>Local</td>
<td>I135</td>
</tr>
<tr>
<td>Braidwood</td>
<td>2-storey Victorian shop (South)</td>
<td>141 Wallace St.</td>
<td>Lot 1, DP 1016978</td>
<td>Local</td>
<td>I136</td>
</tr>
<tr>
<td>Braidwood</td>
<td>2-storey Victorian shop (North), including verandah, cast iron lacework and</td>
<td>143 Wallace St.</td>
<td>Lot A, DP 152313</td>
<td>Local</td>
<td>I137</td>
</tr>
<tr>
<td>Braidwood</td>
<td>Council Chambers Literary Institute</td>
<td>144 Wallace St.</td>
<td>Lots 32 and 34, Section 5, DP 758152</td>
<td>Local</td>
<td>I138</td>
</tr>
<tr>
<td>Braidwood</td>
<td>Royal Mail Hotel</td>
<td>145 Wallace St.</td>
<td>Lot 1, DP 1014250</td>
<td>Local</td>
<td>I139</td>
</tr>
<tr>
<td>Braidwood</td>
<td>Post Office, residence and outbuilding</td>
<td>154 Wallace St.</td>
<td>Lot 12, DP 1017257</td>
<td>Local</td>
<td>I140</td>
</tr>
<tr>
<td>Braidwood</td>
<td>Court House</td>
<td>170 Wallace St.</td>
<td>Lot 7004, DP 1020633</td>
<td>Local</td>
<td>I141</td>
</tr>
<tr>
<td>Braidwood</td>
<td>Police residences</td>
<td>174 Wallace St.</td>
<td>Lots 1 and 2, DP 1153688</td>
<td>Local</td>
<td>I142</td>
</tr>
<tr>
<td>Location</td>
<td>Description</td>
<td>Address</td>
<td>Details</td>
<td>Type</td>
<td>Code</td>
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</tr>
<tr>
<td>Braidwood</td>
<td>Braidwood Hotel, including verandah and cast iron lacework</td>
<td>180 Wallace Street</td>
<td>Lot 1, DP 711400</td>
<td>Local</td>
<td>I143</td>
</tr>
<tr>
<td>Braidwood</td>
<td>Australian Joint Stock Bank (former)</td>
<td>185 Wallace Street</td>
<td>Lot 1, DP 1039618</td>
<td>Local</td>
<td>I144</td>
</tr>
<tr>
<td>Braidwood</td>
<td>Braidwood District Historical Society Museum</td>
<td>186 Wallace Street</td>
<td>Lot 1, DP 86338</td>
<td>State</td>
<td>I145</td>
</tr>
<tr>
<td>Braidwood</td>
<td>The Mill Centre</td>
<td>200 Wallace Street</td>
<td>Lot 2, DP 846907</td>
<td>State</td>
<td>I146</td>
</tr>
<tr>
<td>Braidwood</td>
<td>Torpy’s, including corner entrance</td>
<td>202 Wallace Street</td>
<td>Lot 1, DP 852560</td>
<td>Local</td>
<td>I147</td>
</tr>
<tr>
<td>Braidwood</td>
<td>House</td>
<td>222 Wallace Street</td>
<td>Lot 1, DP 195098</td>
<td>Local</td>
<td>I148</td>
</tr>
<tr>
<td>Braidwood</td>
<td>Cottage</td>
<td>224 Wallace Street</td>
<td>Lot 1, DP 1028900</td>
<td>Local</td>
<td>I149</td>
</tr>
<tr>
<td>Braidwood</td>
<td>Cottage</td>
<td>226 Wallace Street</td>
<td>Lot 1, DP 770283</td>
<td>Local</td>
<td>I150</td>
</tr>
<tr>
<td>Braidwood</td>
<td>War Memorial</td>
<td>Intersection of Wilson and Wallace Streets</td>
<td>Road reserve</td>
<td>Local</td>
<td>I152</td>
</tr>
<tr>
<td>Braidwood</td>
<td>School buildings—1878 headmaster’s residence, 1854 classroom, including timber fretwork brackets and picket fence</td>
<td>9 Wilson Street</td>
<td>Lots 18, 19 and 20, Section 5, DP 758152</td>
<td>Local</td>
<td>I154</td>
</tr>
<tr>
<td>Braidwood</td>
<td>House</td>
<td>33 Wilson Street</td>
<td>Lot 1, DP 325274</td>
<td>Local</td>
<td>I155</td>
</tr>
<tr>
<td>Braidwood</td>
<td>Cottage</td>
<td>35 Wilson Street</td>
<td>Lot 2, DP 325274</td>
<td>Local</td>
<td>I156</td>
</tr>
<tr>
<td>Braidwood</td>
<td>Cottage</td>
<td>37 Wilson Street</td>
<td>Lot 4, Section A, DP 2726</td>
<td>Local</td>
<td>I157</td>
</tr>
<tr>
<td>Braidwood</td>
<td>House, including outbuilding, fretwork bargeboards and round head windows</td>
<td>47 Wilson Street</td>
<td>Lot 1, DP 1144110</td>
<td>Local</td>
<td>I158</td>
</tr>
<tr>
<td>Braidwood</td>
<td>House, including verandah with timber detailing</td>
<td>53 Wilson Street</td>
<td>Lot 1, DP 609431</td>
<td>Local</td>
<td>I159</td>
</tr>
<tr>
<td>Braidwood</td>
<td>House, including double story verandah with ornate fretwork</td>
<td>58 Wilson Street</td>
<td>Lot 3, DP 1114513</td>
<td>Local</td>
<td>I160</td>
</tr>
<tr>
<td>Braidwood</td>
<td>Cottage</td>
<td>60 Wilson Street</td>
<td>Lot 1, DP 783434</td>
<td>Local</td>
<td>I161</td>
</tr>
<tr>
<td>Braidwood</td>
<td>Church of England Rectory (former), including garden</td>
<td>62 Wilson Street</td>
<td>Lot 2, DP 706093</td>
<td>Local</td>
<td>I162</td>
</tr>
<tr>
<td>Braidwood</td>
<td>Church of England Hall, including pressed metal cladding</td>
<td>68 Wilson Street</td>
<td>Lot 4, DP 582379</td>
<td>Local</td>
<td>I163</td>
</tr>
<tr>
<td>Location</td>
<td>Type</td>
<td>Address</td>
<td>Lot</td>
<td>DP Number</td>
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</tr>
<tr>
<td>Braidwood</td>
<td>Cottage</td>
<td>70 Wilson Street</td>
<td>Lot 1, DP 714762</td>
<td>Local</td>
<td>I164</td>
</tr>
<tr>
<td>Braidwood</td>
<td>Cottage</td>
<td>73 Wilson Street</td>
<td>Lots 2 and 3, DP 741184</td>
<td>Local</td>
<td>I165</td>
</tr>
<tr>
<td>Braidwood</td>
<td>Cottage</td>
<td>74 Wilson Street</td>
<td>Lot 1, DP 799844</td>
<td>Local</td>
<td>I166</td>
</tr>
<tr>
<td>Braidwood</td>
<td>House, including decorative fretwork</td>
<td>75 Wilson Street</td>
<td>Lot 1, DP 633530</td>
<td>Local</td>
<td>I167</td>
</tr>
<tr>
<td>Bungendore</td>
<td>Cottage</td>
<td>9 Butmaroo Street</td>
<td>Lot 202, DP 530664</td>
<td>Local</td>
<td>I168</td>
</tr>
<tr>
<td>Bungendore</td>
<td>St Philip’s Anglican Church, including</td>
<td>19–23 Butmaroo Street</td>
<td>Lot 3, Section 10, DP 758183</td>
<td>Local</td>
<td>I169</td>
</tr>
<tr>
<td>Bungendore</td>
<td>Church hall, including decorative</td>
<td>29 Butmaroo Street</td>
<td>Lot 1, Section 10, DP 758183</td>
<td>Local</td>
<td>I170</td>
</tr>
<tr>
<td>Bungendore</td>
<td>St John’s Uniting Church (former)</td>
<td>48 Butmaroo Street</td>
<td>Lot 1, DP 1172336</td>
<td>Local</td>
<td>I171</td>
</tr>
<tr>
<td>Bungendore</td>
<td>Weatherboard cottage</td>
<td>54 Butmaroo Street</td>
<td>Lot 6, Section 22, DP 758183</td>
<td>Local</td>
<td>I172</td>
</tr>
<tr>
<td>Bungendore</td>
<td>Rendered cottage, including iron columns</td>
<td>65 Butmaroo Street</td>
<td>Lot 2, DP 717190</td>
<td>Local</td>
<td>I173</td>
</tr>
<tr>
<td>Bungendore</td>
<td>P.J.B. Osborne Memorial Fountain</td>
<td>Corner of Butmaroo and Gibraltar Streets</td>
<td>Road reserve adjacent to Lot 701, DP 1027107</td>
<td>Local</td>
<td>I174</td>
</tr>
<tr>
<td>Bungendore</td>
<td>Curradooley, including stables and garden</td>
<td>Curradooley Road</td>
<td>Lot 11, DP 237079</td>
<td>Local</td>
<td>I175</td>
</tr>
<tr>
<td>Bungendore</td>
<td>Corner shop</td>
<td>42 Ellendon Street</td>
<td>Lot 1, DP 788661</td>
<td>Local</td>
<td>I176</td>
</tr>
<tr>
<td>Bungendore</td>
<td>Dwelling</td>
<td>62 Ellendon Street</td>
<td>Lot 1, DP 612225</td>
<td>Local</td>
<td>I177</td>
</tr>
<tr>
<td>Bungendore</td>
<td>Stone dwelling</td>
<td>64 Ellendon Street</td>
<td>Lot 2, DP 612225</td>
<td>Local</td>
<td>I178</td>
</tr>
<tr>
<td>Bungendore</td>
<td>St Michael</td>
<td>71 Ellendon Street</td>
<td>Lot 2, Section 1, DP 976608</td>
<td>Local</td>
<td>I179</td>
</tr>
<tr>
<td>Bungendore</td>
<td>Weatherboard cottage</td>
<td>78 Ellendon Street</td>
<td>Lot 10, Section 2, DP 976608</td>
<td>Local</td>
<td>I180</td>
</tr>
<tr>
<td>Bungendore</td>
<td>Thornleigh</td>
<td>21 Forster Street</td>
<td>Lot 1, DP 709437</td>
<td>Local</td>
<td>I181</td>
</tr>
<tr>
<td>Bungendore</td>
<td>Weatherboard cottage</td>
<td>38 Forster Street</td>
<td>Lot 15, Section 2, DP 976608</td>
<td>Local</td>
<td>I182</td>
</tr>
<tr>
<td>Bungendore</td>
<td>Weatherboard cottage</td>
<td>40 Forster Street</td>
<td>Lots 16 and 17, Section 2, DP 976608</td>
<td>Local</td>
<td>I183</td>
</tr>
<tr>
<td>Bungendore</td>
<td>Bungendore Soldiers Memorial</td>
<td>Gibraltar Street</td>
<td>Lot 701, DP 1027107</td>
<td>Local</td>
<td>I199</td>
</tr>
<tr>
<td>Bungendore</td>
<td>Former stone barn</td>
<td>5 Gibraltar Street</td>
<td>Lot 22, DP 584107</td>
<td>Local</td>
<td>I184</td>
</tr>
<tr>
<td>Location</td>
<td>Description</td>
<td>Address</td>
<td>Lot Number and Description</td>
<td>Planning Authority</td>
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<td></td>
</tr>
<tr>
<td>Bungendore</td>
<td>Duart, including windows and door</td>
<td>10 Gibraltar Street</td>
<td>Lot 14, Section 1, DP 758183</td>
<td>Local</td>
<td></td>
</tr>
<tr>
<td>Bungendore</td>
<td>Brick dwelling</td>
<td>11 Gibraltar Street</td>
<td>Lot 4, Section 11, DP 758183</td>
<td>Local</td>
<td></td>
</tr>
<tr>
<td>Bungendore</td>
<td>Single-storey shop</td>
<td>12 Gibraltar Street</td>
<td>Lot 1, DP 827246</td>
<td>Local</td>
<td></td>
</tr>
<tr>
<td>Bungendore</td>
<td>Strathmore, including iron columns, balustrade and frieze</td>
<td>13 Gibraltar Street</td>
<td>Lot 1, DP 817205</td>
<td>Local</td>
<td></td>
</tr>
<tr>
<td>Bungendore</td>
<td>2-storey stone shop</td>
<td>18 Gibraltar Street</td>
<td>Lot 22, DP 800525</td>
<td>Local</td>
<td></td>
</tr>
<tr>
<td>Bungendore</td>
<td>Royal Hotel, including iron lacework</td>
<td>34 Gibraltar Street</td>
<td>Lot 14, DP 774930</td>
<td>Local</td>
<td></td>
</tr>
<tr>
<td>Bungendore</td>
<td>CWA building</td>
<td>40 Gibraltar Street</td>
<td>Lot 17, Section 2, DP 758183</td>
<td>Local</td>
<td></td>
</tr>
<tr>
<td>Bungendore</td>
<td>Stone stables</td>
<td>42 Gibraltar Street</td>
<td>Lot 20, DP 852614</td>
<td>Local</td>
<td></td>
</tr>
<tr>
<td>Bungendore</td>
<td>Courthouse</td>
<td>45 Gibraltar Street</td>
<td>Lot 1, Section 9, DP 758183</td>
<td>Local</td>
<td></td>
</tr>
<tr>
<td>Bungendore</td>
<td>Police residence, including windows and arched lintels</td>
<td>45–49 Gibraltar Street</td>
<td>Lot 7303, DP 1153763</td>
<td>Local</td>
<td></td>
</tr>
<tr>
<td>Bungendore</td>
<td>Post Office and shop</td>
<td>55 Gibraltar Street</td>
<td>Lot 16, DP 608516</td>
<td>Local</td>
<td></td>
</tr>
<tr>
<td>Bungendore</td>
<td>School of Arts</td>
<td>57 Gibraltar Street</td>
<td>Lot 4, Section 9, DP 758183</td>
<td>Local</td>
<td></td>
</tr>
<tr>
<td>Bungendore</td>
<td>Public school—original buildings</td>
<td>59–65 Gibraltar Street</td>
<td>Lot 2, Section 9, DP 758183</td>
<td>Local</td>
<td></td>
</tr>
<tr>
<td>Bungendore</td>
<td>Stone barn (former)</td>
<td>82 Gibraltar Street</td>
<td>Lot 13, DP 629788</td>
<td>Local</td>
<td></td>
</tr>
<tr>
<td>Bungendore</td>
<td>Woodlands, including cast iron verandahs, finials and bargeboard</td>
<td>660 Hoskinstown Road</td>
<td>Lot 118, DP 754893</td>
<td>Local</td>
<td></td>
</tr>
<tr>
<td>Bungendore</td>
<td>Bungendore Stationmaster’s Cottage</td>
<td>16 Majara Street</td>
<td>Lot 1, DP 814518</td>
<td>Local</td>
<td></td>
</tr>
<tr>
<td>Bungendore</td>
<td>Railway station and yard, including station building, signal box, trolley shed, goods shed and metal crane</td>
<td>20 Majara Street</td>
<td>Lot 2, DP 814518 and railway land to the south along Majara Street to Rutledge Street</td>
<td>State</td>
<td></td>
</tr>
<tr>
<td>Bungendore</td>
<td>Karingal, including decorative verandah trim and weatherboard cladding</td>
<td>6 Malbon Street</td>
<td>Lot 4, DP 1062845</td>
<td>Local</td>
<td></td>
</tr>
<tr>
<td>Bungendore</td>
<td>Dwelling, including verandah</td>
<td>9 Malbon Street</td>
<td>Lot 11, DP 840692</td>
<td>Local</td>
<td></td>
</tr>
<tr>
<td>Bungendore</td>
<td>House</td>
<td>10 Malbon Street</td>
<td>Lot 1, DP 1062845</td>
<td>Local</td>
<td></td>
</tr>
<tr>
<td>Location</td>
<td>Description</td>
<td>Address</td>
<td>Lot/Section/DP</td>
<td>Local Area</td>
<td>Reference Number</td>
</tr>
<tr>
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</tr>
<tr>
<td>Bungendore</td>
<td>Dwelling, including bargeboards and fireplaces</td>
<td>12 Malbon Street</td>
<td>Lot 2, DP 1062845</td>
<td>Local</td>
<td>I207</td>
</tr>
<tr>
<td>Bungendore</td>
<td>Cottage</td>
<td>14 Malbon Street</td>
<td>Lot 3, DP 1062845</td>
<td>Local</td>
<td>I208</td>
</tr>
<tr>
<td>Bungendore</td>
<td>Carrington Inn, including brickwork</td>
<td>21 Malbon Street</td>
<td>Lot 11, Section 24, DP 758183</td>
<td>Local</td>
<td>I209</td>
</tr>
<tr>
<td>Bungendore</td>
<td>Weatherboard cottage</td>
<td>29 Malbon Street</td>
<td>Lot 1, DP 199874</td>
<td>Local</td>
<td>I210</td>
</tr>
<tr>
<td>Bungendore</td>
<td>Inter-war weatherboard cottage</td>
<td>36 Malbon Street</td>
<td>Lot 15, Section 10, DP 758183</td>
<td>Local</td>
<td>I211</td>
</tr>
<tr>
<td>Bungendore</td>
<td>Weatherboard cottage</td>
<td>53 Malbon Street</td>
<td>Lot 4, DP 949519</td>
<td>Local</td>
<td>I212</td>
</tr>
<tr>
<td>Bungendore</td>
<td>Weatherboard Federation cottage, including verandahs, chimneys and windows</td>
<td>68 Malbon Street</td>
<td>Lot 1, DP 714417</td>
<td>Local</td>
<td>I213</td>
</tr>
<tr>
<td>Bungendore</td>
<td>Village Square, including complex of buildings</td>
<td>Corner of Malbon and Ellendon Streets</td>
<td>Lot 1, DP 1074821</td>
<td>Local</td>
<td>I222</td>
</tr>
<tr>
<td>Bungendore</td>
<td>Auverne</td>
<td>119 Millpost Lane</td>
<td>Lots 180 and 205, DP 754893</td>
<td>Local</td>
<td>I214</td>
</tr>
<tr>
<td>Bungendore</td>
<td>Millpost, including dairy/meathouse</td>
<td>312 Millpost Lane</td>
<td>Lots 14 and 121, DP 754893</td>
<td>Local</td>
<td>I215</td>
</tr>
<tr>
<td>Bungendore</td>
<td>Cottage, including bush pole posts and roof structure</td>
<td>15 Modbury Street</td>
<td>Lot 19, Section 4, DP 758183</td>
<td>Local</td>
<td>I216</td>
</tr>
<tr>
<td>Bungendore</td>
<td>Deniston, including verandah</td>
<td>16 Molonglo Street</td>
<td>Lot 2, DP 807552</td>
<td>Local</td>
<td>I217</td>
</tr>
<tr>
<td>Bungendore</td>
<td>Beehive Hotel (former), including chimneys and french doors</td>
<td>22 Molonglo Street</td>
<td>Lot 42, DP 587972; Lot 1, DP 731702</td>
<td>Local</td>
<td>I218</td>
</tr>
<tr>
<td>Bungendore</td>
<td>Commercial Bank (former)</td>
<td>23 Molonglo Street</td>
<td>Lot 9, Section 12, DP 758183</td>
<td>Local</td>
<td>I219</td>
</tr>
<tr>
<td>Bungendore</td>
<td>Elms Villa</td>
<td>41 Molonglo Street</td>
<td>Lot 2, Section 12, DP 758183</td>
<td>Local</td>
<td>I220</td>
</tr>
<tr>
<td>Bungendore</td>
<td>Brick semi-detached cottages</td>
<td>45 Molonglo Street</td>
<td>Lots A and B, DP 150816</td>
<td>Local</td>
<td>I221</td>
</tr>
<tr>
<td>Bungendore</td>
<td>House</td>
<td>3 Rutledge Street</td>
<td>Lot 1, DP 884309</td>
<td>Local</td>
<td>I223</td>
</tr>
<tr>
<td>Bungendore</td>
<td>Doctor’s house (former), including leadlight windows</td>
<td>21 Rutledge Street</td>
<td>Lot 3, DP 1061391</td>
<td>Local</td>
<td>I224</td>
</tr>
<tr>
<td>Bungendore</td>
<td>Cottage</td>
<td>32 Rutledge Street</td>
<td>Lot 1, DP 1050568</td>
<td>Local</td>
<td>I225</td>
</tr>
<tr>
<td>Bungendore</td>
<td>Weatherboard cottage, including internal pressed tin panelling</td>
<td>35 Rutledge Street</td>
<td>Lot 5, DP 809730</td>
<td>Local</td>
<td>I226</td>
</tr>
<tr>
<td>Location</td>
<td>Description</td>
<td>Address/Details</td>
<td>Lot Details</td>
<td>Authority</td>
<td>Code</td>
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</tr>
<tr>
<td>Bungendore</td>
<td>The Atelier, including verandah and frieze</td>
<td>47 Rutledge Street</td>
<td>Lot 13, DP 236634</td>
<td>Local</td>
<td>I227</td>
</tr>
<tr>
<td>Bungendore</td>
<td>Cottage</td>
<td>55 Rutledge Street</td>
<td>Lot 7, Section 3, DP 976608</td>
<td>Local</td>
<td>I228</td>
</tr>
<tr>
<td>Bungendore</td>
<td>Johnstons Battery</td>
<td>21 Schofield Road</td>
<td>Lot 1, DP 252132</td>
<td>Local</td>
<td>I229</td>
</tr>
<tr>
<td>Bungendore</td>
<td>Elmslea, including leadlighting and art deco glazing</td>
<td>80 Tarago Road</td>
<td>Lot 21, DP 1176100</td>
<td>Local</td>
<td>I230</td>
</tr>
<tr>
<td>Bungendore</td>
<td>Ashby, including outbuildings</td>
<td>175 Tarago Road</td>
<td>Lot 1, DP 794724</td>
<td>Local</td>
<td>I231</td>
</tr>
<tr>
<td>Bungendore</td>
<td>Minarry</td>
<td>307 Tarago Road</td>
<td>Lot 2, DP 880087</td>
<td>Local</td>
<td>I232</td>
</tr>
<tr>
<td>Bungendore</td>
<td>Werriwa, including gardens and outbuildings</td>
<td>866 Tarago Road</td>
<td></td>
<td>Local</td>
<td>I233</td>
</tr>
<tr>
<td>Bungendore</td>
<td>Railway stock yards</td>
<td>Trucking Yard Lane</td>
<td>Lot 2, DP 814518</td>
<td>Local</td>
<td>I203</td>
</tr>
<tr>
<td>Bungendore</td>
<td>Catholic Presbytery</td>
<td>26 Turallo Terrace</td>
<td>Lot 7, Section 15, DP 758183</td>
<td>Local</td>
<td>I234</td>
</tr>
<tr>
<td>Bungendore</td>
<td>Weatherboard cottage</td>
<td>29 Turallo Terrace</td>
<td>Lot 6, Section 2, DP 758183</td>
<td>Local</td>
<td>I235</td>
</tr>
<tr>
<td>Bungendore</td>
<td>St Mary’s Catholic Church</td>
<td>30 Turallo Terrace</td>
<td>Lot 8, Section 15, DP 758183</td>
<td>Local</td>
<td>I236</td>
</tr>
<tr>
<td>Bungendore</td>
<td>Roman Catholic Church Hall</td>
<td>32 Turallo Terrace</td>
<td>Lot 9, Section 15, DP 758183</td>
<td>Local</td>
<td>I237</td>
</tr>
<tr>
<td>Bungendore</td>
<td>Old Royal Inn</td>
<td>33 Turallo Terrace</td>
<td>Lot 4, Section 2, DP 758183</td>
<td>Local</td>
<td>I238</td>
</tr>
<tr>
<td>Bungendore</td>
<td>Birchfield</td>
<td>34 Turallo Terrace</td>
<td>Lot 1, DP 882770</td>
<td>Local</td>
<td>I239</td>
</tr>
<tr>
<td>Bungendore</td>
<td>St Joseph’s Convent (former)</td>
<td>52 Turallo Terrace</td>
<td>Lot 3, DP 1007969</td>
<td>Local</td>
<td>I240</td>
</tr>
<tr>
<td>Bungendore</td>
<td>Railway signalman’s cottage</td>
<td>63 Turallo Terrace</td>
<td>Lot 1, DP 814520</td>
<td>Local</td>
<td>I241</td>
</tr>
<tr>
<td>Bungendore</td>
<td>Preschool</td>
<td>64 Turallo Terrace</td>
<td>Lots 8 and 9, Section 16, DP 758183</td>
<td>Local</td>
<td>I242</td>
</tr>
<tr>
<td>Bungendore</td>
<td>Bungendore Common</td>
<td>Off Turallo Terrace</td>
<td>Lot 701, DP 96238; Lot 701, DP 96239; Lot 701, DP 96240; Lot 1, DP 46300</td>
<td>Local</td>
<td>I243</td>
</tr>
<tr>
<td>Burbong</td>
<td>Burbong Railway Bridge</td>
<td>Off Kings Highway</td>
<td>Adjacent to Lot 7007, DP 1052362</td>
<td>Local</td>
<td>I244</td>
</tr>
<tr>
<td>Burra</td>
<td>Old Burra Schoolhouse</td>
<td>1196 Burra Road</td>
<td>Lot 167, DP 727590</td>
<td>Local</td>
<td>I245</td>
</tr>
<tr>
<td>Burra</td>
<td>Burra Station boundary marker</td>
<td>114 Keewong Lane</td>
<td>Lot 11, DP 700016</td>
<td>Local</td>
<td>I246</td>
</tr>
<tr>
<td>Location</td>
<td>Name</td>
<td>Address</td>
<td>Reference</td>
<td></td>
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</tr>
<tr>
<td>Bywong</td>
<td>Bywong Gold Mining Town, including numerous corrugated iron, timber and pise buildings, several battery stampers, a poppet head, stone lined well and a horse whim.</td>
<td>Bywong Town Road Lots 2, 3 and 4, DP 726680; Lots 268 and 269, DP 726679; Lot 1, DP 754873; Lots 118 and 119, DP 754873; Lots 1–7, Section 1, DP 758209; Lots 1–7, Section 2, DP 758209;Lots 1–8, Section 3, DP 758209; Lots 1–11, Section 4, DP 758209</td>
<td>Local I247</td>
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<td>Captains Flat</td>
<td>Captains Flat Hospital</td>
<td>1 Blatchford Street Lot 165, DP 754866</td>
<td>Local I248</td>
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<tr>
<td>Captains Flat</td>
<td>Railway station (former)</td>
<td>Captains Flat Road Lot 1, DP 189797 and adjacent land</td>
<td>Local I249</td>
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<td>Captains Flat</td>
<td>Captains Flat Cemetery</td>
<td>Captains Flat Road Lots 7013–7016, DP 1126795; Lots 7301 and 7302, DP 1143521</td>
<td>Local I250</td>
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<td>Captains Flat</td>
<td>Station Masters residence (former)</td>
<td>2 Copper Creek Road Lot 1, DP 572636</td>
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<td>Captains Flat</td>
<td>Roscommon</td>
<td>8 Copper Creek Road Lot 2, DP 369062; Lot 192, DP 754870</td>
<td>Local I252</td>
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<td>Captains Flat</td>
<td>Bills’ Trough, including granite plaque and dog water bowl</td>
<td>Foxlow Street Road reserve adjacent to Lot C, DP 321861</td>
<td>Local I253</td>
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<tr>
<td>Captains Flat</td>
<td>The Bollard House</td>
<td>2 Foxlow Street Lot 254, DP 754870</td>
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<td>Captains Flat</td>
<td>Captains Flat Hotel, including bar</td>
<td>49 Foxlow Street Lots 71 and 117, DP 754870</td>
<td>Local I255</td>
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<td>Captains Flat</td>
<td>Captains Flat Community Centre</td>
<td>53 Foxlow Street Lot 78, DP 754870</td>
<td>Local I256</td>
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<td>Captains Flat</td>
<td>Captains Flat Post Office (former)</td>
<td>55 Foxlow Street Lot 2, DP 585090</td>
<td>Local I257</td>
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<td>Captains Flat</td>
<td>Captains Flat Miners Memorial, including 4 dioramas and a jenny wheel</td>
<td>65 Foxlow Street Lot C, DP 321861</td>
<td>Local I258</td>
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<td>Captains Flat</td>
<td>Shop</td>
<td>70 Foxlow Street Lot 3, DP 786505</td>
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<td>Captains Flat</td>
<td>The Outsider</td>
<td>86 Foxlow Street Lot B, DP 396566</td>
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<td>Captains Flat</td>
<td>Captains Flat Police Station</td>
<td>198 Foxlow Street Lot 3, DP 667593</td>
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<td>Captains Flat</td>
<td>RSL Club (former)</td>
<td>212 Foxlow Street Lots 6 and 7, Section 6, DP 758223</td>
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<tr>
<td>Captains Flat</td>
<td>Captains Flat railway goods shed, weighbridge, gantry and turntable</td>
<td>Miners Road</td>
<td>Railway land adjacent to Lots 155, 194 and 319, DP 754870; Lot 1, DP 189797; Lot 1, DP 36902</td>
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<td>I266</td>
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<td>Captains Flat</td>
<td>Captains Flat Public School—original buildings</td>
<td>Montgomery Street</td>
<td>Lots 12 and 14, Section 1, DP 758223</td>
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<td>Captains Flat</td>
<td>Miners Cottage</td>
<td>1 Mulga Street</td>
<td>Lot 56, DP 216396</td>
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<td>Captains Flat</td>
<td>Miners Cottage</td>
<td>11 Mulga Street</td>
<td>Lot 7, Section 2, DP 185452</td>
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<td>Captains Flat</td>
<td>Lake George Mine, including smelter site, mine processing sites, railway precinct, Fosters Gulley and Keatings Collapse</td>
<td>Old Mines Road</td>
<td>Lot 2, DP 229690; Lot 1, DP 222274; Lot C, DP 172630; Lot 319, DP 754870; Lot 2, DP 1033184 and adjacent Crown land</td>
<td>Local</td>
<td>I267</td>
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<tr>
<td>Carwoola</td>
<td>Carwoola Homestead, including outbuildings</td>
<td>1071 Captains Flat Road</td>
<td>Lot 30, DP 596573</td>
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<td>Collector</td>
<td>Winderadeen homestead, outbuildings and garden</td>
<td>5178 Federal Highway</td>
<td>Lot 5, DP 717984</td>
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<td>I269</td>
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<td>Currawang</td>
<td>Cooper’s Vault</td>
<td>1235 Collector Road</td>
<td>Lot 131, DP 750056; Lot 11, DP 754919</td>
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<td>I270</td>
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<td>Currawang</td>
<td>Willeroo, including outbuildings</td>
<td>1235 Collector Road</td>
<td>Lot 11, DP 754919</td>
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<td>I271</td>
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<td>Currawang</td>
<td>St Matthias’ Anglican Church</td>
<td>Currawang Road</td>
<td>Lot 81, DP 1140664</td>
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<td>I272</td>
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<td>Currawang</td>
<td>Telegraph Hill, including windows</td>
<td>2407 Currawang Road</td>
<td>Lot 81, DP 1140664</td>
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<td>I273</td>
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<tr>
<td>Currawang</td>
<td>Currawang House, including doors and pigsty</td>
<td>2508 Currawang Road</td>
<td>Lot 3, DP 874516</td>
<td>Local</td>
<td>I274</td>
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<tr>
<td>Currawang</td>
<td>Currawang Mine</td>
<td>2574 Currawang Road</td>
<td>Lot 11, DP 800267</td>
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<td>Currawang</td>
<td>Baxter’s House</td>
<td>2667 Currawang Road</td>
<td>Lot 1, DP 775837</td>
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<td>Currawang</td>
<td>Ivanhoe</td>
<td>189 Telegraph Hill Road</td>
<td>Lot 169, DP 750013</td>
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<td>Durran Durra</td>
<td>Wattle Park homestead</td>
<td>9618 Nerriga Road</td>
<td>Lot 144, DP 755932</td>
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<td>I278</td>
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<tr>
<td>Farrington</td>
<td>Mt Elrington homestead, outbuildings and garden, including doors and verandahs</td>
<td>312 Mt Elrington Road</td>
<td>Lot 31, DP 1055709</td>
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<td>I279</td>
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<td>Farrington</td>
<td>Lowden Forest Park</td>
<td>Lowden</td>
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<td>Harolds Cross</td>
<td>Ballalaba Barn</td>
<td>6271 Captains Flat Road</td>
<td>Lot 41, DP 883226</td>
<td>I281</td>
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<td></td>
<td>The Briars, including 2 houses and glassed doors</td>
<td>137 Briars Sharrow Road</td>
<td>Lot 1, DP 814804</td>
<td>I282</td>
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<tr>
<td></td>
<td>The Briars, including 2 houses and glassed doors</td>
<td>187 Briars Sharrow Road</td>
<td>Lot 2, DP 814804</td>
<td>I283</td>
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<td></td>
<td>St Mark’s Anglican Church, including 10 pews and cemetery</td>
<td>73 Forbes Creek Road</td>
<td>Lot 88, DP 754895</td>
<td>I284</td>
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<td></td>
<td>Molonglo Observatory Synthesis Telescope</td>
<td>Hoskinstown Road</td>
<td>Lots 1, 2 and 5, DP 216202</td>
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<td>Hoskins Place</td>
<td>1692 Hoskinstown Road</td>
<td>Lot 48, DP 231519</td>
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<td>Hoskinstown Memorial Hall</td>
<td>1697 Hoskinstown Road</td>
<td>Lot 2, DP 190698</td>
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<td>Post Office (former)</td>
<td>1712 Hoskinstown Road</td>
<td>Lot 1, DP 864389</td>
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<td>Victoria Hotel</td>
<td>1753 Hoskinstown Road</td>
<td>Lot 1, DP 904441</td>
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<td>St Peter and St Paul’s Catholic Church, including cemetery</td>
<td>1786 Hoskinstown Road</td>
<td>Lot 41, DP 664584</td>
<td>I290</td>
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<td>Jembaicumbene</td>
<td>Chinese Cemetery</td>
<td>Majors Creek Road</td>
<td>Lot 2, DP 755911</td>
<td>I291</td>
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<tr>
<td>Jembaicumbene</td>
<td>Lower Jembaicumbene Dredge sites, including 2 dredge pontoons</td>
<td>Majors Creek Road</td>
<td>Lots 1 and 2, DP 1134457</td>
<td>I292</td>
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<tr>
<td>Jembaicumbene</td>
<td>Exeter Farm Homestead and outbuildings, including kitchen and servants quarters</td>
<td>662 Majors Creek Road</td>
<td>Lot 106, DP 755934</td>
<td>I293</td>
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<tr>
<td>Jembaicumbene</td>
<td>Durham Hall Homestead and garden, including outbuildings</td>
<td>666 Majors Creek Road</td>
<td>Lot 106, DP 755934</td>
<td>I294</td>
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<tr>
<td>Larbert</td>
<td>Durran Durra Ruin</td>
<td>Euradux Road</td>
<td>Lot 2, DP 755932</td>
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<td>Larbert</td>
<td>Khama-lea Homestead and outbuildings</td>
<td>212 Larbert Road</td>
<td>Lots 10 and 11, DP 806191</td>
<td>I297</td>
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<td>Larbert</td>
<td>La Vista, including doors and outbuildings</td>
<td>212 Larbert Road</td>
<td>Lot 67, DP 755915</td>
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<tr>
<td>Larbert</td>
<td>Arnprior Homestead, including cemetery, church footings and outbuildings</td>
<td>Mayfield Road Lot 1, DP745022; Lot 7, Section 12, DP 758602; Lots G and H, DP 393436; Lot 158, DP 754892</td>
<td>State</td>
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<td>Majors Creek</td>
<td>Cemetery, including monuments</td>
<td>Berlang Forest Road Lot 1, DP 1105069; Lot 1, DP 1105070; Lot 1, DP 105071; Lot 1, DP 1105072; Lot 7303, DP 1148082 and adjoining Crown land</td>
<td>Local</td>
<td>I298</td>
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<tr>
<td>Majors Creek</td>
<td>St Stephen’s Anglican Church, including leadlight windows, pews and pulpit</td>
<td>16 Hill Street Lot 7, DP 758636</td>
<td>Local</td>
<td>I299</td>
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<td>Majors Creek</td>
<td>Majors Creek Road Bridge</td>
<td>Majors Creek Road</td>
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<td>Majors Creek</td>
<td>Chlorination works, including remains of various buildings and structures</td>
<td>Majors Creek Road Lot 102, DP 1170553</td>
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<td>Majors Creek</td>
<td>Steam flour mill, (former), including stables and shearing shed</td>
<td>664 Majors Creek Road Lot 7, DP 758636</td>
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<td>Majors Creek</td>
<td>Elrington Hotel</td>
<td>2 Seymour Street Lot 4, Section 18, DP 758636</td>
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<td>Manar</td>
<td>Manar House, outbuildings and garden</td>
<td>Kings Highway Lot 1170, DP 1138111</td>
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<td>Manar</td>
<td>Flour mill (former)</td>
<td>Kings Highway Lot 1090, DP 1138078</td>
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<td>Marlowe</td>
<td>Charleyong Bridge over Mongarlowe River</td>
<td>Nerriga Road</td>
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<td>Marlowe</td>
<td>Marlow Village and cemetery, including remains of several buildings</td>
<td>Nerriga Road Lot 2, DP 832458</td>
<td>Local</td>
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<td>Mayfield</td>
<td>Limekilns, Limekilns 1–4 mining sites and race system, including remains of buildings</td>
<td>Mayfield Road Lot 2, DP 868299</td>
<td>Local</td>
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<tr>
<td>Mayfield</td>
<td>Limekilns, Limekilns 1–4 mining sites and race system, including remains of buildings and Limekilns homestead and outbuildings</td>
<td>Mayfield Road Lot 1, DP 868299</td>
<td>Local</td>
<td>I309</td>
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<td>Mayfield</td>
<td>Mayfield</td>
<td>Mayfield Road</td>
<td>Lots 6, 12, 35, 36, 43, 49, 63–65, 101, 102, 117, 118 and 120, DP 754892; Lot 13, DP 709322</td>
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<td>Mayfield</td>
<td>Virginia</td>
<td>495 Stewarts Crossing Road</td>
<td>Lot 1, DP 743169; Lot 133, DP 754892</td>
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<td>Mongarlowe</td>
<td>Tantulean Creek workings and races</td>
<td>Back Creek Road</td>
<td>Lot 200, DP 755918</td>
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<td>Mongarlowe</td>
<td>Ah Hak’s Diggings, including tailings mounds</td>
<td>Half Moon Road</td>
<td>Lot 217, DP 720152; Lot 7307, DP 1147845</td>
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<td>Mongarlowe</td>
<td>Feagan's Creek settlements</td>
<td>Half Moon Road</td>
<td>Lots 218 and 219, DP 720153; Lot 52, DP 755949</td>
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<td>Mongarlowe</td>
<td>Half Moon Farm House, including outbuildings</td>
<td>Half Moon Road</td>
<td>Lot 1, DP 1010279</td>
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<td>Mongarlowe</td>
<td>Half Moon Mining sites</td>
<td>Half Moon Road</td>
<td>Lots 1, 2, 20, 21 and 53, DP 755949; Lot 7302, DP 1148198; Lot 216, DP 720152</td>
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<td>Mongarlowe</td>
<td>Chinese Cemetery</td>
<td>Little River Road</td>
<td>Lot 134, DP 755918</td>
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<td>Mongarlowe</td>
<td>Chinese Joss House site</td>
<td>Little River Road</td>
<td>Lot 1, DP 875181</td>
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<td>Mongarlowe</td>
<td>The Huts</td>
<td>Little River Road</td>
<td>Lot 231, DP 755918</td>
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<td>Mongarlowe</td>
<td>Mongarlowe River Bridge</td>
<td>Little River Road</td>
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<td>Mulloon</td>
<td>Palerang Homestead, Palerang Cottage, including garden and outbuildings</td>
<td>Hazeldell Road</td>
<td>Lot 2, DP 1046553</td>
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<td>Mulloon</td>
<td>Currency Lass Hotel and outbuildings</td>
<td>Hazeldell Road</td>
<td>Lot 1, DP 1046553</td>
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<td>Mulloon</td>
<td>Hyland’s Cemetery, including headstones adjacent to vault</td>
<td>Hazeldell Road</td>
<td>Lot 1, DP 1046553</td>
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<td>Mulloon</td>
<td>Cold store (former)</td>
<td>Hazeldell Road</td>
<td>Lot 1, DP 1046553</td>
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<td>Mulloon</td>
<td>Mulloon Copper Mines and Smelter, including hut sites</td>
<td>3585 Kings Highway</td>
<td>Lot 10 and 11, DP 1081634</td>
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<td>Mulloon</td>
<td>Scott Family Cemetery</td>
<td>3585 Kings Highway</td>
<td>Lot 119, DP 754897</td>
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<td>Nerriga</td>
<td>Commercial Hotel</td>
<td>Nerriga Road</td>
<td>Lot 5, DP 1109042</td>
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<tr>
<td>Nerriga</td>
<td>Foot bridge</td>
<td>Nerriga Road</td>
<td>Road reserve adjacent to Lot 149, DP 726675</td>
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<td>Nerriga</td>
<td>Roman Catholic Cemetery</td>
<td>6221 Nerriga Road</td>
<td>Lot 99, DP 755944</td>
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<td>Nerriga</td>
<td>Timberlight Mines</td>
<td>Old Timberlight Road</td>
<td>Lot 7304, DP 1148363; Lot 55, DP 755944</td>
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<td>Nerriga</td>
<td>Timberlight Village, including remains of huts</td>
<td>Old Timberlight Road</td>
<td>Lot 7305, DP 1148363; Lots 53 and 55, DP 755944</td>
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<td>Nerriga</td>
<td>Phoenix Mines, including remains of buildings</td>
<td>332 Old Timberlight Road</td>
<td>Lot 133, DP 755944</td>
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<td>Nerriga</td>
<td>Anglican Cemetery</td>
<td>Willow Forest Road</td>
<td>Lot 7007, DP 1031116</td>
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<td>Oallen</td>
<td>Corang Water Race</td>
<td>Oallen Road, Welcome Reef Road</td>
<td>Lots 331 and 332, DP 1016930; Lots 111 and 112, DP 1055010; Lots 4, 24 and 37, DP 755940; Lot 161, DP 874279</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Oallen</td>
<td>Jerricknorra Creek inverted siphon</td>
<td>Nerriga Road</td>
<td>Lot 4, DP 755940</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Primrose Valley</td>
<td>St Thomas Anglican Church, including cemetery</td>
<td>1909 Captains Flat Road</td>
<td>Lot 1, DP 955120</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Primrose Valley</td>
<td>Foxlow Bridge</td>
<td>Hoskinstown Road</td>
<td>Road reserve adjacent to Lot 162, DP 754910</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Reidsdale</td>
<td>Bells Paddock Dredge site, including remains of equipment and 3 dredges</td>
<td>Araluen Road</td>
<td>Lot 1, DP 125724</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Reidsdale</td>
<td>Jembaicumbene Creek Bridges</td>
<td>Araluen Road</td>
<td>Lot 1, DP 1104271</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Reidsdale</td>
<td>Upper Jembaicumbene Dredge site, including remains of dredging machinery</td>
<td>Araluen Road</td>
<td>Lot 1, DP 1104271</td>
<td></td>
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<tr>
<td>Reidsdale</td>
<td>Fox Hill Homestead, including 2 outbuildings</td>
<td>6748 Araluen Road</td>
<td>Lot 31, DP 755901</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Reidsdale</td>
<td>Belle Vue Homestead and outbuildings</td>
<td>Bellevue Road off Araluen Road</td>
<td>Lot 1, DP 1104271</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Reidsdale</td>
<td>Fairy Tree, including dolls, letters and childrens’ decorations</td>
<td>Monga Road</td>
<td>Road reserve adjacent to Lot 1, DP 125724</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Reidsdale</td>
<td>Reidsdale Cemetery</td>
<td>Sawyers Ridge Road</td>
<td>Lot 1, DP 1132024</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Name of heritage conservation area</td>
<td>Identification on Heritage Map</td>
<td>Significance</td>
<td></td>
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<tr>
<td>Braidwood and its setting</td>
<td>Labelled as “C1”</td>
<td>State</td>
<td></td>
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</tbody>
</table>

**Dictionary**

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

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

(a) the site of one or more Aboriginal objects or a place that has the physical remains of pre-European occupation by, or is of contemporary significance to, the Aboriginal people. It may (but need not) include items and remnants of the occupation of the land by Aboriginal people, such as burial places, engraving sites, rock art, midden deposits, scarred and sacred trees and sharpening grooves, or

(b) a natural Aboriginal sacred site or other sacred feature. It includes natural features such as creeks or mountains of long-standing cultural significance, as well as initiation, ceremonial or story places or areas of more contemporary cultural significance.

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

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

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

**advertisement** has the same meaning as in the Act.

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

**advertising structure** has the same meaning as in the Act.

Note. The term is defined as a structure used or to be used principally for the display of an advertisement. Advertising structures are a type of **signage**—see the definition of that term in this Dictionary.

**affordable housing** has the same meaning as in the Act.

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

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

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

**agriculture** means any of the following:

(a) aquaculture,

(b) extensive agriculture,

(c) intensive livestock agriculture,

(d) intensive plant agriculture.

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

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

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

**Note.**

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

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

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

(a) billiards, pool or other like games, or

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

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

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

**Note.**

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

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

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

(a) each dwelling is attached to another dwelling by a common wall, and

(b) each of the dwellings is on its own lot of land, and

(c) none of the dwellings is located above any part of another dwelling.

**Note.**

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

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

*backpackers’ accommodation* means a building or place that:

(a) provides temporary or short-term accommodation on a commercial basis, and

(b) has shared facilities, such as a communal bathroom, kitchen or laundry, and

(c) provides accommodation on a bed or dormitory-style basis (rather than by room).

**Note.**

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

*basement* means the space of a building where the floor level of that space is predominantly below ground level (existing) and where the floor level of the storey immediately above is less than 1 metre above ground level (existing).
bed and breakfast accommodation means an existing dwelling in which temporary or short-term accommodation is provided on a commercial basis by the permanent residents of the dwelling and where:

(a) meals are provided for guests only, and

(b) cooking facilities for the preparation of meals are not provided within guests’ rooms, and

(c) dormitory-style accommodation is not provided.

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

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

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

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

biodiversity means biological diversity.

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

Note. The term is defined as follows:

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

(a) genetic diversity—the variety of genes (or units of heredity) in any population,

(b) species diversity—the variety of species,

(c) ecosystem diversity—the variety of communities or ecosystems.

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

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

boarding house means a building that:

(a) is wholly or partly let in lodgings, and

(b) provides lodgers with a principal place of residence for 3 months or more, and

(c) may have shared facilities, such as a communal living room, bathroom, kitchen or laundry, and

(d) has rooms, some or all of which may have private kitchen and bathroom facilities, that accommodate one or more lodgers,

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

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

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

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

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

*brothel* has the same meaning as in the Act.

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

*building* has the same meaning as in the Act.

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

*building height* (or *height of building*) means:

(a) in relation to the height of a building in metres—the vertical distance from ground level (existing) to the highest point of the building, or

(b) in relation to the RL of a building—the vertical distance from the Australian Height Datum to the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

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

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

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

(a) a building wall, or

(b) the outside face of any balcony, deck or the like, or

(c) the supporting posts of a carport or verandah roof,

whichever distance is the shortest.

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

(a) a large area for handling, display or storage, and

(b) direct vehicular access to the site of the building or place by members of the public for the purpose of loading or unloading such goods into or from their vehicles after purchase or hire,

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

**Note.**

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

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

**Note.**

The term is defined as follows:

*bush fire hazard reduction work* means:

(a) the establishment or maintenance of fire breaks on land, and

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

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

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

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

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

*business identification sign* means a sign:

(a) that indicates:

   (i) the name of the person or business, and

   (ii) the nature of the business carried on by the person at the premises or place at which the sign is displayed,

   and

(b) that may include the address of the premises or place and a logo or other symbol that identifies the business,

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

**Note.**

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

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

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

(b) a service is provided directly to members of the public on a regular basis,

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

**Note.**

Business premises are a type of *commercial premises*—see the definition of that term in this Dictionary.
**camping ground** means an area of land that has access to communal amenities and on which campervans or tents, annexes or other similar portable and lightweight temporary shelters are, or are to be, installed, erected or placed for short term use, but does not include a caravan park.

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

(a) includes the construction of dwellings (which may include tourist and visitor accommodation) of a kind other than, or in addition to:

(i) dwellings that are permitted on rural land, and

(ii) dwellings that are used for caretaker or staff purposes, or

(b) requires the use of a sufficient depth of fill material to raise the level of all or part of that land on which the dwellings are (or are proposed to be) located in order to comply with requirements relating to residential development on flood prone land.

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

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

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

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

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

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

**cemetery** means a building or place used primarily for the interment of deceased persons or pets or their ashes, whether or not it contains an associated building for conducting memorial services.

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

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

(a) provides long day care, pre-school care, occasional child care or out-of-school-hours care, and

(b) does not provide overnight accommodation for children other than those related to the owner or operator of the centre,

but does not include:

(c) a building or place used for home-based child care, or

(d) an out-of-home care service provided by an agency or organisation accredited by the Children’s Guardian, or
(e) a baby-sitting, playgroup or child-minding service that is organised informally by the parents of the children concerned, or

(f) a service provided for fewer than 5 children (disregarding any children who are related to the person providing the service) at the premises at which at least one of the children resides, being a service that is not advertised, or

(g) a regular child-minding service that is provided in connection with a recreational or commercial facility (such as a gymnasium), by or on behalf of the person conducting the facility, to care for children while the children’s parents are using the facility, or

(h) a service that is concerned primarily with the provision of:

(i) lessons or coaching in, or providing for participation in, a cultural, recreational, religious or sporting activity, or

(ii) private tutoring, or

(i) a school, or

(j) a service provided at exempt premises (within the meaning of Chapter 12 of the Children and Young Persons (Care and Protection) Act 1998), such as hospitals, but only if the service is established, registered or licensed as part of the institution operating on those premises.

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

Note.
The term is defined as follows:
classified road means any of the following:

(a) a main road,

(b) a highway,

(c) a freeway,

(d) a controlled access road,

(e) a secondary road,

(f) a tourist road,

(g) a tollway,

(h) a transitway,

(i) a State work.

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

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

Note.
The term is defined as follows:

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

(a) cutting down, felling, thinning, logging or removing native vegetation,

(b) killing, destroying, poisoning, ringbarking, uprooting or burning native vegetation.

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

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

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

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

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

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

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

**Note.**

The term is defined as follows:

**coastal zone** means:

(a) the area within the coastal waters of the State as defined in Part 10 of the *Interpretation Act 1987* (including any land within those waters), and

(b) the area of land and the waters that lie between the western boundary of the coastal zone (as shown on the maps outlining the coastal zone) and the landward boundary of the coastal waters of the State, and

(c) the seabed (if any) and the subsoil beneath, and the airspace above, the areas referred to in paragraphs (a) and (b).

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

**commercial premises** means any of the following:

(a) business premises,

(b) office premises,

(c) retail premises.

**community facility** means a building or place:

(a) owned or controlled by a public authority or non-profit community organisation, and

(b) used for the physical, social, cultural or intellectual development or welfare of the community, but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.

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

**correctional centre** means:
(a) any premises declared to be a correctional centre by a proclamation in force under section 225 of the _Crimes (Administration of Sentences) Act 1999_, including any juvenile correctional centre or periodic detention centre, and

(b) any premises declared to be a detention centre by an order in force under section 5 (1) of the _Children (Detention Centres) Act 1987_,

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

_Council_ means the Palerang Council.

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

_Crown reserve_ means:

(a) a reserve within the meaning of Part 5 of the _Crown Lands Act 1989_, or

(b) a common within the meaning of the _Commons Management Act 1989_, or

(c) lands within the meaning of the _Trustees of Schools of Arts Enabling Act 1902_,

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

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

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

_Note._

Dairies (pasture-based) are a type of _extensive agriculture_—see the definition of that term in this Dictionary.

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

_Note._

Dairies (restricted) are a type of _intensive livestock agriculture_—see the definition of that term in this Dictionary.

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

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

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

**Drinking Water Catchment Map** means the _Palerang Local Environmental Plan 2014 Drinking Water Catchment_
**dual occupancy** means a dual occupancy (attached) or a dual occupancy (detached).

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

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

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

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

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

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

**dwelling house** means a building containing only one dwelling.

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

**earthworks** means excavation or filling.

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

**eco-tourist facility** means a building or place that:

(a) provides temporary or short-term accommodation to visitors on a commercial basis, and

(b) is located in or adjacent to an area with special ecological or cultural features, and

(c) is sensitively designed and located so as to minimise bulk, scale and overall physical footprint and any ecological or visual impact.

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

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

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

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

(a) a school, or

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

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

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

(a) Ambulance Service of New South Wales,

(b) Fire and Rescue NSW,

(c) NSW Rural Fire Service,

(d) NSW Police Force,

(e) State Emergency Service,

(f) New South Wales Volunteer Rescue Association Incorporated,

(g) New South Wales Mines Rescue Brigade established under the *Coal Industry Act 2001*,

(h) an accredited rescue unit within the meaning of the *State Emergency and Rescue Management Act 1989*.

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

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

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

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

**Note.**

The term is defined as follows:

**estuary** means:

(a) any part of a river whose level is periodically or intermittently affected by coastal tides, or

(b) any lake or other partially enclosed body of water that is periodically or intermittently open to the sea, or

(c) anything declared by the regulations (under the *Water Management Act 2000*) to be an estuary,

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

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

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

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

**extensive agriculture** means any of the following:

(a) the production of crops or fodder (including irrigated pasture and fodder crops) for commercial purposes,
(b) the grazing of livestock for commercial purposes,

(c) bee keeping,

(d) a dairy (pasture-based).

Note.

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

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

Note.

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

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

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

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

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

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

**Feedlot** means a confined or restricted area that is operated on a commercial basis to rear and fatten cattle, sheep or other animals, fed (wholly or substantially) on prepared and manufactured feed, for the purpose of meat production or fibre products, but does not include a poultry farm, dairy or piggery.

Note.

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

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

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

(b) the use of land as a waste disposal facility.

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

(a) still photography, or

(b) recording images of a wedding ceremony or other private celebration or event principally for the purpose of making a record for the participants in the ceremony, celebration or event, or

(c) recording images as a visitor or tourist for non-commercial purposes, or

(d) recording for the immediate purposes of a television program that provides information by way of current
affairs or daily news.

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

**Note.**
The term is defined as follows:

**Definition of “fish”**

(1) *Fish* means marine, estuarine or freshwater fish or other aquatic animal life at any stage of their life history (whether alive or dead).

(2) *Fish* includes:

(a) oysters and other aquatic molluscs, and

(b) crustaceans, and

(c) echinoderms, and

(d) beachworms and other aquatic polychaetes.

(3) *Fish* also includes any part of a fish.

(4) However, *fish* does not include whales, mammals, reptiles, birds, amphibians or other things excluded from the definition by the regulations under the *Fisheries Management Act 1994*.

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

*Flood Planning Map* means the Palerang Local Environmental Plan 2014 Flood Planning Map.

*floor space ratio*—see clause 4.5.

*Floor Space Ratio Map* means the Palerang Local Environmental Plan 2014 Floor Space Ratio Map. [Not adopted. See clause 4.4]

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

(a) a restaurant or cafe,

(b) take away food and drink premises,

(c) a pub,

(d) a small bar.

**Note.**

Food and drink premises are a type of *retail premises*—see the definition of that term in this Dictionary.
forestry has the same meaning as forestry operations has for the purposes of Part 5A of the Forestry Act 2012.

Note.
The term is defined as follows:

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

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

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

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

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

garden centre means a building or place the principal purpose of which is the retail sale of plants and landscaping and gardening supplies and equipment. It may, if ancillary to the principal purpose for which the building or place is used, include a restaurant or cafe and the sale of any the following:
(a) outdoor furniture and furnishings, barbecues, shading and awnings, pools, spas and associated supplies, and items associated with the construction and maintenance of outdoor areas,
(b) pets and pet supplies,
(c) fresh produce.

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

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

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

gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:
(a) the area of a mezzanine, and
(b) habitable rooms in a basement or an attic, and
(c) any shop, auditorium, cinema, and the like, in a basement or attic,
but excludes:
(d) any area for common vertical circulation, such as lifts and stairs, and
(e) any basement:
   (i) storage, and
   (ii) vehicular access, loading areas, garbage and services, and
(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
(g) car parking to meet any requirements of the consent authority (including access to that car parking), and
(h) any space used for the loading or unloading of goods (including access to it), and
(i) terraces and balconies with outer walls less than 1.4 metres high, and
(j) voids above a floor at the level of a storey or storey above.

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

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

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

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

**Note.**

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

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

(a) that is occupied by persons as a single household with or without paid supervision or care and whether or not those persons are related or payment for board and lodging is required, and

(b) that is used to provide permanent household accommodation for people with a disability or people who are socially disadvantaged,

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

**Note.**

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

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

(a) that is occupied by persons as a single household with or without paid supervision or care and whether or not those persons are related or payment for board and lodging is required, and

(b) that is used to provide temporary accommodation for the relief or rehabilitation of people with a disability or
for drug or alcohol rehabilitation purposes, or that is used to provide half-way accommodation for persons formerly living in institutions or temporary accommodation comprising refuges for men, women or young people,

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

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

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

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

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

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

(b) to the biophysical environment.

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

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

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

(b) to the biophysical environment.

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

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

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

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

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

health services facility means a building or place used to provide medical or other services relating to the maintenance or improvement of the health, or the restoration to health, of persons or the prevention of disease in or treatment of injury to persons, and includes any of the following:
(a) a medical centre,
(b) community health service facilities,
(c) health consulting rooms,
(d) patient transport facilities, including helipads and ambulance facilities,
(e) hospital.

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

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

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

(a) hazardous industry, or
(b) offensive industry.

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

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

**Height of Buildings Map** means the **Palerang Local Environmental Plan 2014 Height of Buildings Map**.

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

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

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

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

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

(a) shown on the **Heritage Map** as a heritage conservation area, and

(b) the location and nature of which is described in Schedule 5,

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

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

*heritage impact statement* means a document consisting of:

(a) a statement demonstrating the heritage significance of a heritage item or heritage conservation area, and

(b) an assessment of the impact that proposed development will have on that significance, and

(c) proposals for measures to minimise that impact.

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

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

*heritage management document* means:

(a) a heritage conservation management plan, or

(b) a heritage impact statement, or

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

*Heritage Map* means the *Palerang Local Environmental Plan 2014 Heritage Map*.

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

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

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

(b) information technology (such as computer software or hardware),

(c) instrumentation or instruments of a scientific, industrial, technological, medical or similar nature,

(d) biological, pharmaceutical, medical or paramedical systems, goods or components,

(e) film, television or multi-media technologies, including any post production systems, goods or components,

(f) telecommunications systems, goods or components,

(g) sustainable energy technologies,

(h) any other goods, systems or components intended for use in a science or technology related field,

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

*Note.*

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

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

(a) a restaurant or cafe,
(b) take away food and drink premises,

(c) service stations and facilities for emergency vehicle towing and repairs,

(d) parking for vehicles,

(e) rest areas and public amenities.

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

(a) the service is licensed within the meaning of the *Children and Young Persons (Care and Protection) Act 1998*,

(b) the number of children (including children related to the carer or licensee) does not at any one time exceed 7 children under the age of 12 years, including no more than 5 who do not ordinarily attend school.

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

(a) the employment of more than 2 persons other than those residents, or

(b) interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise,

or

(c) the exposure to view, from any adjacent premises or from any public place, of any unsightly matter, or

(d) the exhibition of any signage (other than a business identification sign), or

(e) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail, except for goods produced at the dwelling or building,

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

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

**home industry** means a dwelling (or a building ancillary to a dwelling) used by one or more permanent residents of the dwelling to carry out an industrial activity that does not involve any of the following:

(a) the employment of more than 2 persons other than those residents,

(b) interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise,

(c) the exposure to view, from any adjacent premises or from any public place, of any unsightly matter,

(d) the exhibition of any signage (other than a business identification sign),

(e) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail, except for goods produced at the dwelling or building,

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

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

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

**home occupation** means an occupation that is carried on in a dwelling, or in a building ancillary to a dwelling, by one or more permanent residents of the dwelling and that does not involve:
(a) the employment of persons other than those residents, or

(b) interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise, or

(c) the display of goods, whether in a window or otherwise, or

(d) the exhibition of any signage (other than a business identification sign), or

(e) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail, but does not include bed and breakfast accommodation, home occupation (sex services) or sex services premises.

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

(a) the employment of persons other than those residents, or

(b) interference with the amenity of the neighbourhood by reason of the emission of noise, traffic generation or otherwise, or

(c) the exhibition of any signage, or

(d) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail, but does not include a home business or sex services premises.

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

**Note.**

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

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

(a) day surgery, day procedures or health consulting rooms,

(b) accommodation for nurses or other health care workers,

(c) accommodation for persons receiving health care or for their visitors,

(d) shops, kiosks, restaurants or cafes or take away food and drink premises,

(e) patient transport facilities, including helipads, ambulance facilities and car parking,

(f) educational purposes or any other health-related use,

(g) research purposes (whether or not carried out by hospital staff or health care workers or for commercial purposes),

(h) chapels,
(i) hospices,

(j) mortuaries.

Note.

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

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

(a) residential accommodation is provided in dormitories, or on a single or shared basis, or by a combination of them, and

(b) cooking, dining, laundering, cleaning and other facilities are provided on a shared basis.

Note.

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

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

(a) comprises rooms or self-contained suites, and

(b) may provide meals to guests or the general public and facilities for the parking of guests’ vehicles,

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

Note.

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

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

**industrial retail outlet** means a building or place that:

(a) is used in conjunction with an industry or rural industry, and

(b) is situated on the land on which the industry or rural industry is located, and

(c) is used for the display or sale (whether by retail or wholesale) of only those goods that have been manufactured on the land on which the industry or rural industry is located,

but does not include a warehouse or distribution centre.

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

**industrial training facility** means a building or place used in connection with vocational training in an activity (such as forklift or truck driving, welding or carpentry) that is associated with an industry, rural industry, extractive industry or mining, but does not include an educational establishment, business premises or retail premises.

**industry** means any of the following:

(a) general industry,

(b) heavy industry,
(c) light industry,

but does not include:

(d) rural industry, or

(e) extractive industry, or

(f) mining.

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

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

(a) dairies (restricted),

(b) feedlots,

(c) piggeries,

(d) poultry farms,

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

**Note.**

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

*intensive plant agriculture* means any of the following:

(a) the cultivation of irrigated crops for commercial purposes (other than irrigated pasture or fodder crops),

(b) horticulture,

(c) turf farming,

(d) viticulture.

**Note.**

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

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

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

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

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

*Land Application Map* means the Palerang Local Environmental Plan 2014 Land Application Map.

*Land Reservation Acquisition Map* means the Palerang Local Environmental Plan 2014 Land Reservation Map.
Acquisition Map.

Land Zoning Map means the Palerang Local Environmental Plan 2014 Land Zoning Map.

Landscape Map means the Palerang Local Environmental Plan 2014 Landscape Map.

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

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

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

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

(a) high technology industry,

(b) home industry.

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

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

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

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

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

Lot Averaging Map means the Palerang Local Environmental Plan 2014 Lot Averaging Map.

Lot Size Map means the Palerang Local Environmental Plan 2014 Lot Size Map.

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

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

(a) any facility for the construction, repair, maintenance, storage, sale or hire of boats,

(b) any facility for providing fuelling, sewage pump-out or other services for boats,

(c) any facility for launching or landing boats, such as slipways or hoists,
(d) any car parking or commercial, tourist or recreational or club facility that is ancillary to the boat storage facility,

(e) any berthing or mooring facilities.

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

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

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

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

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

mezzanine means an intermediate floor within a room.

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

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

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

(a) the construction, operation and decommissioning of associated works, and

(b) the rehabilitation of land affected by mining.

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

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

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

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

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

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

Note.
moveable dwelling means:

(a) any tent, or any caravan or other van or other portable device (whether on wheels or not), used for human habitation, or

(b) a manufactured home, or

(c) any conveyance, structure or thing of a class or description prescribed by the regulations (under the Local Government Act 1993) for the purposes of this definition.

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

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

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

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

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

Note. The term is defined as follows:

Meaning of “native vegetation”

(1)

Native vegetation means any of the following types of indigenous vegetation:

(a) trees (including any sapling or shrub, or any scrub),

(b) understorey plants,

(c) groundcover (being any type of herbaceous vegetation),

(d) plants occurring in a wetland.

(2)

Vegetation is indigenous if it is of a species of vegetation, or if it comprises species of vegetation, that existed in the State before European settlement.

(3)

Native vegetation does not include any mangroves, seagrasses or any other type of marine vegetation to which section 205 of the Fisheries Management Act 1994 applies.

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

Neighbourhood shop means premises used for the purposes of selling general merchandise such as foodstuffs, personal care products, newspapers and the like to provide for the day-to-day needs of people who live or work in the local area, and may include ancillary services such as a post office, bank or dry cleaning, but does not include restricted premises.
Note. See clause 5.4 for controls relating to the retail floor area of neighbourhood shops.

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

**nominated State heritage item** means a heritage item that:

(a) has been identified as an item of State significance in a publicly exhibited heritage study adopted by the Council, and

(b) the Council has, by notice in writing to the Heritage Council, nominated as an item of potential State significance.

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

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

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

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

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

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

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

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

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

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

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

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

(a) people who are disadvantaged because of their alcohol or drug dependence, extreme poverty, psychological disorder or other similar disadvantage, or

(b) people who require protection because of domestic violence or upheaval.

**people with a disability** means people of any age who, as a result of having an intellectual, psychiatric, sensory, physical or similar impairment, or a combination of such impairments, either permanently or for an extended period, have substantially limited opportunities to enjoy full and active lives.

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

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

**Note.**

Plant nurseries are a type of [retail premises](#)—see the definition of that term in this Dictionary.

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

(a) facilities for the embarkation or disembarkation of passengers onto or from any vessels, including public ferry wharves,

(b) facilities for the loading or unloading of freight onto or from vessels and associated receival, land transport and storage facilities,

(c) wharves for commercial fishing operations,

(d) refuelling, launching, berthing, mooring, storage or maintenance facilities for any vessel,

(e) sea walls or training walls,

(f) administration buildings, communication, security and power supply facilities, roads, rail lines, pipelines, fencing, lighting or car parks.

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

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

**property vegetation plan** has the same meaning as in the [Native Vegetation Act 2003](#).

**Note.**

The term is defined as follows:

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

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

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

public administration building means a building used as offices or for administrative or other like purposes by the
Crown, a statutory body, a council or an organisation established for public purposes, and includes a courthouse or
a police station.

public authority has the same meaning as in the Act.

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

Note.
The term is defined as follows:
public land means any land (including a public reserve) vested in or under the control of the council, but does not include:
(a) a public road, or
(b) land to which the Crown Lands Act 1989 applies, or
(c) a common, or
(d) land subject to the Trustees of Schools of Arts Enabling Act 1902, or
(e) a regional park under the National Parks and Wildlife Act 1974.

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

public utility undertaking means any of the following undertakings carried on or permitted to be carried on by or
by authority of any Public Service agency or under the authority of or in pursuance of any Commonwealth or State
Act:
(a) railway, road transport, water transport, air transport, wharf or river undertakings,
(b) undertakings for the supply of water, hydraulic power, electricity or gas or the provision of sewerage or
drainage services,
and a reference to a person carrying on a public utility undertaking includes a reference to a council, electricity
supply authority, Public Service agency, corporation, firm or authority carrying on the undertaking.

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

Reclassification Map means the Palerang Local Environmental Plan 2014 Reclassification Map.

recreation area means a place used for outdoor recreation that is normally open to the public, and includes:
(a) a children’s playground, or
(b) an area used for community sporting activities, or
(c) a public park, reserve or garden or the like,
and any ancillary buildings, but does not include a recreation facility (indoor), recreation facility (major) or
recreation facility (outdoor).

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

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

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

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

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

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

**Note.**
The term is defined as follows:

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

(a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and

(b) is of State or local heritage significance.

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

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

(a) attached dwellings,

(b) boarding houses,

(c) dual occupancies,

(d) dwelling houses,

(e) group homes,

(f) hostels,

(g) multi dwelling housing,

(h) residential flat buildings,

(i) rural workers’ dwellings,

(j) secondary dwellings,
(k) semi-detached dwellings,
(l) seniors housing,
(m) shop top housing,

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Riparian Lands and Watercourses Map means the Palerang Local Environmental Plan 2014 Riparian Lands and Watercourse Map.

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

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

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

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

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

(a) agricultural produce industries,
(b) livestock processing industries,
(c) composting facilities and works (including the production of mushroom substrate),
(d) sawmill or log processing works,
(e) stock and sale yards,

(f) the regular servicing or repairing of plant or equipment used for the purposes of a rural enterprise.

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

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

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

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

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

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

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

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

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

*secondary dwelling* means a self-contained dwelling that:

(a) is established in conjunction with another dwelling (the *principal dwelling*), and

(b) is on the same lot of land as the principal dwelling, and

(c) is located within, or is attached to, or is separate from, the principal dwelling.

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

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

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

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

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

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

*seniors housing* means a building or place that is:
(a) a residential care facility, or
(b) a hostel within the meaning of clause 12 of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*, or
(c) a group of self-contained dwellings, or
(d) a combination of any of the buildings or places referred to in paragraphs (a)–(c),
and that is, or is intended to be, used permanently for:
(e) seniors or people who have a disability, or
(f) people who live in the same household with seniors or people who have a disability, or
(g) staff employed to assist in the administration of the building or place or in the provision of services to persons living in the building or place,

but does not include a hospital.

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

**service station** means a building or place used for the sale by retail of fuels and lubricants for motor vehicles, whether or not the building or place is also used for any one or more of the following:
(a) the ancillary sale by retail of spare parts and accessories for motor vehicles,
(b) the cleaning of motor vehicles,
(c) installation of accessories,
(d) inspecting, repairing and servicing of motor vehicles (other than body building, panel beating, spray painting, or chassis restoration),
(e) the ancillary retail selling or hiring of general merchandise or services or both.

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

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

**sewage reticulation system** means a building or place used for the collection and transfer of sewage to a sewage treatment plant or water recycling facility for treatment, or transfer of the treated waste for use or disposal, including associated:
(a) pipelines and tunnels, and
(b) pumping stations, and
(c) dosing facilities, and
(d) odour control works, and
(e) sewage overflow structures, and
(f) vent stacks.

Note.

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

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

Note.

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

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

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

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

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

Note.

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

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

Note.

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

signage means any sign, notice, device, representation or advertisement that advertises or promotes any goods, services or events and any structure or vessel that is principally designed for, or that is used for, the display of signage, and includes any of the following:
(a) an advertising structure,
(b) a building identification sign,
(c) a business identification sign,
but does not include a traffic sign or traffic control facilities.

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

Note. The effect of this definition is varied by clause 4.5 for the purpose of the determination of permitted floor space area for proposed development.
site coverage means the proportion of a site area covered by buildings. However, the following are not included for the purpose of calculating site coverage:

(a) any basement,

(b) any part of an awning that is outside the outer walls of a building and that adjoins the street frontage or other site boundary,

(c) any eaves,

(d) unenclosed balconies, decks, pergolas and the like.

small bar means a small bar within the meaning of the Liquor Act 2007.

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

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

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

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

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

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

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

(a) a space that contains only a lift shaft, stairway or meter room, or

(b) a mezzanine, or

(c) an attic.

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

Note. The term is defined as follows:

swimming pool means an excavation, structure or vessel:

(a) that is capable of being filled with water to a depth of 300 millimetres or more, and

(b) that is solely or principally used, or that is designed, manufactured or adapted to be solely or principally used, for the purpose of swimming, wading, paddling or any other human aquatic activity,

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

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

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

**telecommunications facility** means:

(a) any part of the infrastructure of a telecommunications network, or

(b) any line, cable, optical fibre, fibre access node, interconnect point equipment, apparatus, tower, mast, antenna, dish, tunnel, duct, hole, pit, pole or other structure in connection with a telecommunications network, or

(c) any other thing used in or in connection with a telecommunications network.

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

**temporary structure** has the same meaning as in the Act.

**Note.**

The term is defined as follows:

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

**Terrestrial Biodiversity Map** means the Palerang Local Environmental Plan 2014 Terrestrial Biodiversity Map.

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

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

**Note.**

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

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

(a) backpackers’ accommodation,

(b) bed and breakfast accommodation,

(c) farm stay accommodation,

(d) hotel or motel accommodation,

(e) serviced apartments,

but does not include:

(f) camping grounds, or

(g) caravan parks, or

(h) eco-tourist facilities.

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

**truck depot** means a building or place used for the servicing and parking of trucks, earthmoving machinery and the like.
turf farming means the commercial cultivation of turf for sale and the removal of turf for that purpose.

Note.

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

underground mining means:

(a) mining carried out beneath the earth’s surface, including bord and pillar mining, longwall mining, top-level caving, sub-level caving and auger mining, and

(b) shafts, drill holes, gas and water drainage works, surface rehabilitation works and access pits associated with that mining (whether carried on or beneath the earth’s surface),

but does not include open cut mining.

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

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

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

Note.

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

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

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

Note.

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

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

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

Note.

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

waste or resource management facility means any of the following:

(a) a resource recovery facility,

(b) a waste disposal facility,

(c) a waste or resource transfer station,

(d) a building or place that is a combination of any of the things referred to in paragraphs (a)–(c).
waste or resource transfer station means a building or place used for the collection and transfer of waste material or resources, including the receipt, sorting, compacting, temporary storage and distribution of waste or resources and the loading or unloading of waste or resources onto or from road or rail transport.

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

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

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

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

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

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

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

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

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

water supply system means any of the following:

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

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

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

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

waterbody (artificial) or artificial waterbody means an artificial body of water, including any constructed waterway, canal, inlet, bay, channel, dam, pond, lake or artificial wetland, but does not include a dry detention
basin or other stormwater management construction that is only intended to hold water intermittently.

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

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

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

**wetland** means:

(a) natural wetland, including marshes, mangroves, backwaters, billabongs, swamps, sedgelands, wet meadows or wet heathlands that form a shallow waterbody (up to 2 metres in depth) when inundated cyclically, intermittently or permanently with fresh, brackish or salt water, and where the inundation determines the type and productivity of the soils and the plant and animal communities, or

(b) artificial wetland, including marshes, swamps, wet meadows, sedgelands or wet heathlands that form a shallow waterbody (up to 2 metres in depth) when inundated cyclically, intermittently or permanently with water, and are constructed and vegetated with wetland plant communities.

**wharf or boating facilities** means a wharf or any of the following facilities associated with a wharf or boating that are not port facilities:

(a) facilities for the embarkation or disembarkation of passengers onto or from any vessels, including public ferry wharves,

(b) facilities for the loading or unloading of freight onto or from vessels and associated receiveal, land transport and storage facilities,

(c) wharves for commercial fishing operations,

(d) refuelling, launching, berthing, mooring, storage or maintenance facilities for any vessel,

(e) sea walls or training walls,

(f) administration buildings, communication, security and power supply facilities, roads, rail lines, pipelines, fencing, lighting or car parks.

**wholesale supplies** means a building or place used for the display, sale or hire of goods or materials by wholesale only to businesses that have an Australian Business Number registered under the *A New Tax System (Australian Business Number) Act 1999* of the Commonwealth.
Historical notes

The following abbreviations are used in the Historical notes:

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Table of amending instruments

Palerang Local Environmental Plan 2014 (623), LW 19.9.2014. Date of commencement, 6 weeks after publication on LW, cl 1.1AA. This Plan has been amended as follows:

- **2014** No 88  
  Date of commencement of Sch 2, 8.1.2015, sec 2 (1).

- **2015** No 15  
  Date of commencement of Sch 3, 15.7.2015, sec 2 (3).

- **2016** (43)  
  Date of commencement, 27.1.2016, cl 2.

  (59)  
  Palerang Local Environmental Plan 2014 (Amendment No 1). LW 5.2.2016.  
  Date of commencement, on publication on LW, cl 2.

  (60)  
  Palerang Local Environmental Plan 2014 (Amendment No 2). LW 5.2.2016.  
  Date of commencement, on publication on LW, cl 2.

  (126)  
  Date of commencement, on publication on LW, cl 2.

  (294)  
  Date of commencement, on publication on LW, cl 2.

Table of amendments

No reference is made to certain amendments made consequential on the amendment of the Standard Instrument (Local Environmental Plans) Order 2006.

- Cl 4.1A  
  Am 2014 No 88, Sch 2.46.

- Cl 4.2A  
  Am 2016 (60), cl 4.

- Sch 1  
  Am 2016 (59), cl 4.

- Sch 4  
  Am 2016 (294), cl 4.