

North Sydney Local Environmental Plan 2001

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New South Wales

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New South Wales

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North Sydney Local Environmental Plan 2001



New South Wales

Part 1 Preliminary

1 Name of plan

This plan is called *North Sydney Local Environmental Plan 2001*.

2 General aims of this plan

The general aims of this plan are:

- (a) promotion of ecologically sustainable development, and
- (b) development that is appropriate to its context and enhances the amenity of the North Sydney community and environment, and
- (c) enhancement of opportunities for public participation in environmental planning and assessment.

3 Specific aims of this plan

The specific aims of this plan are:

- (a) in relation to **the character of North Sydney's neighbourhoods**, to:
 - (i) achieve any desired character for the neighbourhood that is described in a character statement for the neighbourhood, and promote development which is compatible with neighbouring development in terms of bulk, scale and appearance, and
 - (ii) maintain a diversity of activities while protecting residential accommodation and local amenity, and
 - (iii) ensure that development on foreshore lands or land visible from the harbour or any public place does not adversely affect the appearance of that foreshore land, or the views of that land from the harbour or public place, and
- (b) in relation to **residential development**, to:
 - (i) protect and enhance the residential use and amenity of existing residential

neighbourhoods and new residential development, and

(ii) maintain and provide for an increase in dwelling stock, where appropriate, and

(iii) prevent the expansion of non-residential uses in residential neighbourhoods, and

(c) in relation to **non-residential development**, to:

(i) maintain a diversity of employment, services, cultural and recreational activities, and

(ii) ensure that non-residential development does not adversely affect the amenity of residential properties and public places, including adverse affectation by reason of the use, design, bulk, scale or appearance of the development, or the traffic generation and parking associated with the development, and

(iii) maintain waterfront activities and ensure that these activities do not adversely affect local amenity and environmental quality, and

(iv) minimise adverse effects of all permitted non-residential development and non-conforming uses or development, and

(d) in relation to **environmental quality**, to:

(i) maintain and protect natural landscape, topographic features and natural ground surfaces, and

(ii) improve soil quality and regulate the remediation and development of contaminated land, and

(iii) minimise storm water run-off and its adverse effects and improve the quality of local waterways, and

(iv) minimise atmospheric pollution and its adverse effects, and

(v) minimise noise emissions and their adverse effects, and

(vi) preserve and protect flora and fauna, and

(vii) promote the efficient use of energy and resources, and

(viii) minimise waste generation, including waste to landfill, and

(e) in relation to **environmental heritage**, to:

(i) identify and encourage the conservation of the heritage of North Sydney, including heritage items, heritage conservation areas, Aboriginal sites, bushland, parks, foreshores and trees, and

(ii) ensure that development does not adversely affect the significance of the heritage

of North Sydney (including heritage items, heritage conservation areas, Aboriginal sites, bushland, parks, foreshores and trees), and

(f) in relation to **community well-being**, to:

- (i) provide for the growth of a permanent resident population and encourage the provision of a full range of housing, including affordable housing, and
- (ii) encourage the expression of community identity and cultural diversity, and
- (iii) ensure the social and economic effects of development are appropriate, and
- (iv) ensure good management of, and investment in, the community's assets, and

(g) in relation to **cultural resources**, to:

- (i) ensure that development does not adversely affect the quality, amenity and value of cultural resources or cultural assets, and
- (ii) ensure that development does not impede access to cultural resources or cultural assets, and
- (iii) ensure that development does not adversely affect the presentation to streets and other public places of cultural resources or cultural assets.

4 Where this plan applies

- (1) This plan applies to all land within the North Sydney local government area, except as provided by subclause (2).
- (2) This plan does not apply to the former Roads and Traffic Authority registry site at 303-321 Miller Street, Cammeray, which has been excluded by the Minister from this plan under section 70 (4) of the Act.
- (3) (Repealed)

5 How this plan relates to other planning instruments

- (1) Environmental planning instruments applying within North Sydney and in force immediately before the appointed day are repealed or amended as set out in Schedule 1.
- (2) Except as expressly provided by this plan, this plan does not affect any State environmental planning policy or regional environmental plan.

Note—

For exceptions, see clauses 12 (2), 18 (5), 38 (3) and 41 (5).

- (3) **Saving and transitional provision** Where a development application has been lodged but not finally determined before the commencement of this plan, the environmental

planning instruments repealed or amended by this plan shall apply as if this plan had been exhibited but had not commenced.

6 Definitions and interpretation

In this plan:

- (a) the words and expressions defined in Schedule 2 have the meanings given to them in Schedule 2, and
- (b) references to maps are to maps kept at the office of the Council, and
- (c) a reference to a building or place used for a purpose includes a reference to a building or place intended to be used for the purpose, and
- (d) explanatory notes provided within the text are explanatory only and do not form part of this local environmental plan. They are provided to assist understanding, and
- (e) the table of contents does not form part of this plan.

7 Adoption of the [Environmental Planning and Assessment Model Provisions 1980](#)

This plan adopts the [Environmental Planning and Assessment Model Provisions 1980](#), other than clauses 4, 7, 15, 16, 17, 24, 31 and 33 of those provisions.

8 Consent authority

The Council is the consent authority for the purposes of this plan, subject to the Act.

Part 2 General provisions for the development of land

9 Land use zones

The land use zones are shown on the map.

10 Permissible development

Subject to other provisions of this plan, development that is specified in the Table to this Part as permissible within a land use zone, other than exempt development, is development that may be carried out in that zone, but only with development consent.

11 Prohibited development

Subject to other provisions of this plan, development that is not specified in the Table to this Part as permissible in a land use zone, other than exempt development, is prohibited development in that zone and must not be carried out in that zone.

12 Exempt development

- (1) Subject to the provisions of the Act, development is exempt development if it is

development which:

- (a) is permissible, with or without consent, in the zone in which it is to be carried out, and
 - (b) is listed in column 1 of the Table in Schedule 6, and
 - (c) satisfies all of the requirements specified in column 2 of the Table in Schedule 6 that are relevant to the development, and
 - (d) complies with all development standards specified in the provisions of this plan which would apply to the development if it were not exempt development.
- (2) *State Environmental Planning Policy No 1—Development Standards* does not apply to subclause (1) (d).

13 Complying development

- (1) Subject to the provisions of the Act, development is complying development if it is development which:
- (a) is permissible, with consent, in the zone in which it is to be carried out, and
 - (b) is listed in a development category in Schedule 7, and
 - (c) satisfies all of the requirements specified in the standards for the relevant development category in Schedule 7, and
 - (d) complies with all development standards specified in the provisions of this plan which would apply to the development if it were not complying development, and
 - (e) would not be carried out on land reserved for acquisition by a public authority as identified in an environmental planning instrument.
- (2) A complying development certificate issued for any such development is subject to the conditions specified in Schedule 8.
- (3) A complying development certificate that relates to the erection of builders' sheds or portable facilities must:
- (a) state that the sheds or toilet facilities are temporary buildings, and
 - (b) specify a removal date that is no later than one year after the date of issue of the complying development certificate.

14 Consistency with aims of plan, zone objectives and desired character

Consent must not be granted to the carrying out of any development unless the consent authority is satisfied that the development:

- (a) is in accordance with and promotes the specific aims of this plan and the objectives of the zone, and
- (b) in particular, is in accordance with and promotes the character of the neighbourhood within which the development is carried out.

Zoning and permissible use table

Residential A1 Zone

1 Objectives of the zone

The particular objectives of this zone are to:

- (a) maintain lower scale residential neighbourhoods of mainly detached housing, and
- (b) assist in the conservation of heritage and other sensitive areas, and
- (c) minimise the impact of non-residential uses and ensure these are in character with the zone.

2 Development which may be carried out in this zone

Development for the purpose of:

child care centres; community notice signs; dwelling-houses; home industries; home occupations; housing for aged or disabled persons; open space; places of public worship; real estate signs; remediation; resident medical practices; telecommunications facilities; temporary signs; utility installations, other than gas holders or generating works.

Residential A2 Zone

1 Objectives of the zone

The particular objectives of this zone are to:

- (a) maintain lower scale residential neighbourhoods of mainly detached and duplex housing, and
- (b) assist in the conservation of heritage and other sensitive areas, and
- (c) encourage the retention of existing buildings, and
- (d) minimise the impact of non-residential uses and ensure these are in character with the zone.

2 Development which may be carried out in this zone

Development for the purpose of:

apartment buildings revision; attached dwellings revision; child care centres; community notice signs; duplexes; dwelling-houses; educational establishments; established apartment buildings; established attached dwellings; home industries; home occupations; hospitals; housing for aged or disabled persons; open space; places of public worship; real estate signs; remediation; resident medical practices; telecommunications facilities; temporary signs; utility installations, other than gas holders or generating works.

Residential B Zone

1 Objectives of the zone

The particular objectives of this zone are to:

- (a) maintain lower scale mixed residential neighbourhoods, and
- (b) allow for residential development in a variety of housing forms, including detached dwellings, duplexes, attached dwellings and boarding houses, and
- (c) assist in the conservation of heritage, and
- (d) minimise the impact of non-residential uses and ensure these are in character with the zone.

2 Development which may be carried out in this zone

Development for the purpose of:

apartment buildings revision; attached dwellings; boarding houses; child care centres; community notice signs; duplexes; dwelling-houses; educational establishments; established apartment buildings; home industries; home occupations; hospitals; housing for aged or disabled persons; open space; places of public worship; real estate signs; remediation; resident medical practices; telecommunications facilities; temporary signs; utility installations, other than gas holders or generating works.

Residential C Zone

1 Objectives of the zone

The particular objectives of this zone are to encourage the provision of a range of residential accommodation, including dwelling-houses, duplexes, attached dwellings and apartments, in proximity to transport and other services.

2 Development which may be carried out in this zone

Development for the purpose of:

apartment buildings; attached dwellings; boarding houses; child care centres; community notice signs; duplexes; dwelling-houses; educational establishments; home occupations; home industries; hospitals; housing for aged or disabled persons; open space; places of assembly; places of public worship; real estate signs; remediation; resident medical practice; telecommunications facilities; temporary signs; utility installations, other than gas holders or generating works.

Residential D Zone (Neighbourhood Business)

1 Objectives of the zone

The particular objectives of this zone are to:

- (a) encourage a wide range of services and shops which serve the surrounding residential neighbourhoods, and
- (b) permit a range of small scale businesses which serve local needs, and

- (c) encourage active street life while maintaining high residential amenity, and
- (d) encourage shop top housing.

2 Development which may be carried out in this zone

Development for the purpose of:

advertisements; apartment buildings; attached dwellings; boarding houses; business identification signs; child care centres; community facilities; community notice signs; duplexes; dwelling-houses; educational establishments; home industries; home occupations; hospitals; open space; places of assembly; places of public worship; professional consulting rooms; real estate signs; recreational facilities; refreshment rooms; remediation; shops; telecommunications facilities; temporary signs; utility installations, other than gas holders or generating works.

Residential F Zone (McMahons Point)

1 Objectives of the zone

The particular objectives of this zone are to:

- (a) encourage a mix of lower scale housing types, and
- (b) permit light industries which do not interfere with residential and public amenity, and
- (c) permit development which is compatible with the scale and character of the surrounding residential area.

2 Development which may be carried out in this zone

Development for the purpose of:

advertisements; attached dwellings; boarding houses; child care centres; duplexes; dwelling-houses; dwellings in conjunction with light industries; educational establishments; established apartment buildings; home industries; hospitals; housing for aged or disabled persons; light industries; open space; places of assembly; places of public worship; recreational facilities; remediation; resident medical practices; roads; telecommunications facilities; utility installations, other than gas holders or generating works.

Residential G Zone (Cremorne Point)

1 Objectives of the zone

The particular objectives of this zone are to:

- (a) maintain the character and the heritage significance of Cremorne Point and prevent this from being eroded by unsympathetic development, and
- (b) ensure that the features of development—such as height, bulk, subdivision pattern, building footprint and orientation, and landscaping—are similar to those of characteristic development and fit into the existing streetscape.

2 Development which may be carried out in this zone

Development for the purpose of:

apartment buildings adaptation; apartment buildings revision; attached dwellings revision; boarding-houses; child care centres; duplexes; dwelling-houses; established apartment buildings; established attached dwellings; home industries; home occupations; housing for aged or disabled persons; open space; remediation; resident medical practices; telecommunications facilities; utility installations, other than gas holders or generating works.

Commercial Zone

1 Objectives of the zone

The particular objectives of this zone are:

- (a) to prevent the loss of commercial floor space to residential use, and
- (b) to encourage a diverse range of employment opportunities, and
- (c) to minimise adverse effects of development on residents and occupiers of existing and new development.

2 Development which may be carried out in this zone

Development for the purpose of:

advertisements; business identification signs; child care centres; clubs; commercial premises; community facilities; community notice signs; drainage; educational establishments; hospitals; hotels; medical centres; open space; places of assembly; places of public worship; real estate signs; recreational facilities; refreshment rooms; remediation; restricted premises; shops; showrooms; take-away food shops; taverns; telecommunications facilities; temporary signs; temporary structures for the sale of produce and merchandise; utility installations, other than gasholders or generating works.

Mixed Use Zone

1 Objectives of the zone

The particular objectives of this zone are to:

- (a) encourage a diverse range of living, employment, recreational and social opportunities, which do not adversely affect the amenity of residential areas, and
- (b) create interesting and vibrant neighbourhood centres with safe, high quality urban environments with residential amenity, and
- (c) maintain existing commercial space and allow for residential development in mixed use buildings with non-residential uses at the lower levels and residential above.

2 Development which may be carried out in this zone

Development for the purpose of:

advertisements; apartment buildings; attached dwellings; boarding-houses; business identification signs; child care centres; clubs; commercial premises; community facilities; community notice signs; duplexes; dwelling-houses; drainage; educational establishments; home industries; home occupations; hospitals; hotels; medical centres; open space; places of assembly; places of public worship; real estate signs; recreational facilities; refreshment rooms; remediation; restricted premises; shops; showrooms; take-away food shops; taverns; telecommunications facilities; temporary signs; utility installations, other than gas holders or generating works.

Waterfront Zone

1 Objectives of the zone

The particular objectives of this zone are to:

- (a) retain and encourage waterfront activities, and
- (b) identify sites which should be preserved for maritime purposes, or for activities which require direct waterfront access, and
- (c) ensure that development minimises adverse effects on adjacent residential and recreational areas, and environmental quality, and
- (d) ensure that development protects the environmental and visual qualities of the foreshores, and
- (e) provide for the implementation of environmental controls.

2 Development which may be carried out in this zone

Development for the purpose of:

advertisements; business identification signs; caretakers' residences; charter and tourist boat facilities; community notice signs; marinas; real estate signs; remediation; ship building and repair; shops and offices not exceeding 50 square metres in area the use of which is ancillary to another permissible use within the zone; telecommunications facilities; temporary signs; utility installations, other than gas holders or generating works; water based transport facilities.

Special Use Zone

1 Objectives of the zone

The particular objectives of this zone are to:

- (a) identify land on which special land uses are carried out, and
- (b) minimise the impact of the use of that land on adjoining land.

2 Development which may be carried out in this zone

Development for the purpose of:

- (a) on all sites in the zone—apartment buildings; attached dwellings; duplexes; dwelling-houses; open space; remediation; telecommunications facilities; utility installations, other than gas holders or generating works, and
- (b) on sites shown on the map with red lettering—the land use indicated by red lettering on the map.

Roads Zone

1 Objectives of the zone

The particular objectives of this zone are to:

- (a) identify land used for roads, and
- (b) allow for the flexible use of roads appropriate to their context.

2 Development which may be carried out in this zone

Development for the purpose of:

advertisements; display of goods associated with an adjacent shop; drainage; footpath seating associated with an adjacent refreshment room; open space; remediation; roads; telecommunications facilities; temporary structures for the sale of produce and merchandise; utility installation, other than gas holders or generating works.

Railways Zone

1 Objectives of the zone

The particular objectives of this zone are to:

- (a) identify land used for railway purposes, and
- (b) minimise the adverse effects of railway use of this land on adjoining land.

2 Development which may be carried out in this zone

Development for the purpose of:

drainage; open space; railways, including any development authorised under the [Transport Administration Act 1988](#); remediation; telecommunications facilities; utility installations, other than gas holders or generating works.

Public Open Space Zone

1 Objectives of the zone

The particular objectives of this zone are to:

- (a) allow for a range of open space areas which meet the needs of the community for both formal and informal recreation, and
- (b) ensure sufficient public recreation areas are available for the benefit and use of the community, and
- (c) allow for the enhancement and management of recreation areas in accordance with plans of management adopted by the Council under the [Local Government Act 1993](#).

2 Development which may be carried out in this zone

Any development in accordance with the plan of management adopted under Division 2 of Part 2 of Chapter 6 of the [Local Government Act 1993](#) and for the time being applicable to the subject land.

Development for the purpose of:

bushfire hazard reduction; community notice signs; cycle ways; drainage; horticulture; landscaping; park maintenance; recreation areas; refreshment rooms; remediation; temporary signs; temporary structures, including temporary structures for the sale of goods, information displays, and the display and sale of merchandise and produce; utility installations, other than gas holders or generating works; vehicle access to another permissible use within the zone; visitor facilities.

Bushland Zone

1 Objectives of the zone

The particular objectives of this zone are to:

- (a) protect and preserve bushland so as to provide representation of the natural state and to enable existing animal and plant communities to survive in the long term, and
- (b) allow, where appropriate, for low impact recreational opportunities which will protect the values of bushland, and
- (c) protect and preserve bushland for its natural, cultural, historical, scientific, educational, archaeological, geological, recreational, scenic and visual values in accordance with the Bushland Plan of Management adopted by the Council under the [Local Government Act 1993](#).

2 Development which may be carried out in this zone

Any development in accordance with the plan of management adopted under Division 2 of Part 2 of Chapter 6 of the [Local Government Act 1993](#) and for the time being applicable to the subject land.

Development for the purpose of:

bushfire hazard reduction; bushland regeneration and management; community notice signs; drainage; landscaping; remediation; vehicular access for emergency and maintenance vehicles; vehicle access to another permissible use within the zone; visitor facilities.

Public Recreation Zone

1 Objectives of the zone

The particular objectives of this zone are to:

- (a) allow for a range of open space areas and public facilities which meet the needs of the North Sydney population for recreation, and
- (b) ensure sufficient public recreation areas are available for the benefit and use of residents and visitors to the North Sydney local government area, and
- (c) allow for the enhancement and management of both formal and informal recreation areas in accordance with plans of management adopted by the Council under the [Local Government Act 1993](#).

2 Development which may be carried out in this zone

Any development in accordance with the plan of management adopted under Division 2 of Part 2 of Chapter 6 of the [Local Government Act 1993](#) and for the time being applicable to the subject land.

Development for the purpose of:

bushfire hazard reduction; child care centres; clubs; community facilities; community notice signs; cycle ways; drainage; horticulture; landscaping; park maintenance; recreation areas; refreshment rooms; remediation; telecommunications facilities; temporary structures for the sale of produce and merchandise goods, and for information displays; temporary signs; utility installations, other than gas holders or generating works; vehicle access to another permissible use within the zone; vehicle access to a permissible use within the Luna Park zone; visitor facilities.

Private Recreation Zone

1 Objectives of the zone

The particular objectives of this zone are to allow for the continued use of private recreation facilities.

2 Development which may be carried out in this zone

Development for the purpose of:

buildings and works involved in bushfire hazard reduction, drainage, horticulture, or landscaping; clubs; recreation areas; recreation facilities; remediation; utility installations, other than gas holders or generating works; visitor facilities.

Luna Park Zone

1 Objectives of the zone

The particular objectives of this zone are to:

- (a) ensure that development reflects and continues Luna Park's place in the social history of Sydney, and

- (b) allow for development for the purpose of public recreation, amusement and entertainment, and
- (c) minimise the impact of Luna Park's operation on the surrounding community.

2 Development which may be carried out in this zone

Development for the purpose of:

Luna Park; amusements; places of assembly; recreation areas; recreational facilities; refreshment rooms; remediation; shops; take-away food shops; telecommunications facilities; utility installations, other than gas holders or generating works; works (other than buildings) involved in landscaping and gardening.

Part 3 Special provisions

Division 1 Subdivision controls

15 Subdivision

- (1) **Subdivision objectives** The specific objectives of the subdivision controls are to:
 - (a) ensure subdivisions and other new development maintain the existing residential character as reflected in lot size, orientation and shape, and associated housing density, and
 - (b) ensure the strata title conversion of existing multi-unit buildings does not adversely affect the residential amenity of those buildings and their surroundings, and
 - (c) maintain a mix of dwelling sizes and affordable accommodation.
- (2) **Consent requirements** Subdivision may only be carried out with consent.
- (3) **Minimum lot size in residential zones** A subdivision must not create a lot, other than a strata lot, which contains less than the minimum area for the zone specified in the following Table:

Minimum lot area table

Zone	Minimum area per lot
Residential A1	450 square metres
Residential A2	450 square metres or 230 square metres (as shown on the map)
Residential G (Cremorne Point)	600 square metres
All other residential zones	230 square metres

- (4) **Area of lot** For the purposes of this clause, in calculating the area of any lot, the area of

any access way, right of carriageway or the like, and the area of any land that was below the line of maximum tidal reach at 3 December 1982, are to be excluded.

Division 2 Residential zones controls

16 Residential zone objectives

The specific objectives of the residential zone controls are:

- (a) a range of dwelling types, which includes:
 - (i) dwelling-houses, each being a detached house and garden, providing accommodation for a range of households and, in particular, households with children, and
 - (ii) duplexes, being two dwellings in the one building, which will have a similar appearance, bulk and scale to a detached house and which will assist in the retention of existing buildings, and
 - (iii) attached dwellings, being a medium density form of housing, with underground parking and garden courtyards for the use of residents, each dwelling having its own entrance directly from the road into the dwelling and a majority of dwellings having an address to the road, and
 - (iv) apartments, being a medium density form of housing set in a garden block, with underground parking and communal landscaped open space for the use of residents, and
- (b) amenity for residents of new and existing dwellings, and
- (c) buildings which are compatible with their immediate context, and
- (d) buildings which are compatible with the character that is appropriate for the neighbourhood, and
- (e) to avoid carriage development.

17 Building heights

(1) **Building height objectives** The specific objectives of the building height controls are to:

- (a) limit the height of buildings in residential zones to:
 - (i) one storey, at the street façade, where that is the characteristic building height, or
 - (ii) subject to subparagraph (i), heights which are the same as or similar to the characteristic building heights, or
 - (iii) if neither subparagraph (i) nor (ii) applies, two storeys, or

- (iv) despite subparagraphs (i)-(iii), in the case of apartment buildings in the residential C zone, three storeys or the height indicated on the map, and
- (b) promote pitched roofs in all residential zones, unless another roof form is identified in a character statement as being, or as being compatible with, the characteristic roof form for the neighbourhood, and
- (c) promote the retention of and, if appropriate, sharing of existing views, and
- (d) maintain solar access to new and existing dwellings, public reserves and streets, and promote solar access to new buildings, and
- (e) maintain privacy for residents of existing dwellings and promote privacy for residents of new buildings, and
- (f) prevent the excavation of sites for building works, other than for garages and car parking.

Note—

characteristic building height is defined in Schedule 2.

- (2) **Additional objectives for Cremorne Point** Additional specific objectives of the building height controls in the residential G zone (Cremorne Point) are to:
 - (a) minimise the loss of significant views from surrounding properties, roads or public places, and
 - (b) minimise shadows that reduce sunlight available to the northern façade of an existing dwelling, or the landscaped area around an existing dwelling, to less than 3 hours per day between 9 am and 3 pm on 22 June annually, and
 - (c) ensure that the wall heights of the proposed building do not exceed the wall heights of surrounding contributory items.
- (3) **Building height controls** Except as otherwise provided in this clause, a building must not be erected, in a residential zone, in excess of 8.5 metres in height.
- (4) Where the characteristic building height is one storey, a building must not be erected, in a residential zone, in excess of 5.5 metres in height at the street façade or 8.5 metres in height otherwise.
- (5) An apartment building in the residential C zone must not be erected in excess of 12 metres in height, where no other maximum height is specified in this plan or on the map.
- (6) Where a maximum height is specified on the map, a building must not be erected, in a residential zone, in excess of that height.

- (7) **Existing small lots** A building must not be erected, on any small lot, in excess of 5.5 metres in height.
- (8) **Roofs** A building must not be erected in a residential zone unless the building has a pitched roof, except where the building has another roof form identified in a character statement for the neighbourhood concerned as being, or as being compatible with, the characteristic roof form for the neighbourhood.
- (9) **Attics** A building must not be erected, in a residential zone, if the attic of any dwelling within the building exceeds 50% of the area of the floor below it, within the same dwelling.

18 Building height plane

- (1) **Building height plane objectives** The specific objectives of the building height plane controls are to:
 - (a) control the bulk and scale of buildings, and
 - (b) provide separation between buildings, and
 - (c) preserve the amenity of existing dwellings and provide amenity to new dwellings in terms of shadowing, privacy, views, ventilation and solar access.
- (2) **Building height plane control in residential A1, A2, B, D and F zones** A building must not be erected in the residential A1, A2, B, D or F zone if any part of the building will exceed a building height plane, commencing at 1.8 metres above existing ground level, projected at all points from each of the boundaries of the site.
- (3) **Building height plane control in residential C zone** A building must not be erected in the residential C zone if any part of the building will exceed a building height plane:
 - (a) commencing at 3.5 metres above existing ground level, projected at all points from each of the boundaries of the site, or
 - (b) commencing at 1.8 metres above existing ground level, projected at all points from each of the boundaries of the site which adjoins land within the residential A1, A2, B, D or F zone or open space zone, or from the centre of any road which separates the land from land within the residential A1, A2, B, D or F zone or open space zone.
- (4) **Building height plane control where maximum height on map** The building height plane does not apply to apartment buildings in those areas where the permissible building height is greater than 12 metres, as indicated on the map.
- (5) **Building height performance criteria** Consent must not be granted pursuant to [State Environmental Planning Policy No 1—Development Standards](#) for the erection of a building any part of which exceeds a building height plane set by this clause if the

building would materially:

- (a) overshadow any existing or new property, or
- (b) reduce the level of privacy to any existing or new property, or
- (c) obstruct views from any existing or new property, or
- (d) obstruct daylight or ventilation to any existing or new property.

19 Building setbacks

- (1) **Building setback objective** The specific objective of the building setback control is to minimise adverse effects of buildings on streetscape, privacy, solar access, and amenity in residential zones.
- (2) **Building setback control** A building must not be not be erected, in a residential zone, unless the building is set back from the road boundary by at least the average distance that existing buildings on the site or adjoining land are set back from the road boundary.
- (3) Subclause (2) does not apply to garden sheds, car ports or garages on the site having a combined gross floor area of less than 30 square metres or to fences.

20 Landscaped area

- (1) **Landscaped area objectives** The specific objectives of the landscaped area controls are to:
 - (a) promote characteristic landscaping and streetscapes, and
 - (b) provide useable private open space for the enjoyment of residents, and
 - (c) provide a landscaped buffer between adjoining properties, and
 - (d) maximise retention and absorption of surface drainage water on site, and
 - (e) minimise obstruction to the underground flow of water, and
 - (f) promote substantial landscaping, including trees which will grow to a minimum height of 15 metres, and
 - (g) control site density, and
 - (h) minimise site disturbance.
- (2) **Landscaped area controls for residential A1, A2, B, C and F zones** Development must not be carried out in the residential A1, A2, B, C, or F zone, if (because of carrying out the development) the percentage of any site area that is landscaped area is less than the minimum percentage for the site area as specified in the following Table:

Landscaped area requirements

Site area	Landscaped area as a percentage of site area
Less than 500m ²	50%
500m ² or more but less than 600m ²	52%
600m ² or more but less than 700m ²	54%
700m ² or more but less than 800m ²	56%
800m ² or more but less than 900m ²	58%
900m ² and above	60%

- (3) **Landscaped area control for residential G zone (Cremorne Point)** Development must not be carried out in the residential G zone if (because of carrying out the development) the percentage of the site area that is landscaped area is less than 60%.

21 Residential D zone (Neighbourhood Business)

- (1) **Landscaped area and floor space objectives** The specific objectives of landscaped area and floor space controls in the residential D zone are to:
- (a) ensure that development resulting in high site coverage provides adequate landscaped space or outdoor space for use by residents, and
 - (b) ensure that development is of a scale and intensity compatible with the residential character of the zone, and
 - (c) minimise traffic generation.
- (2) **Landscaped area and floor space controls** A building must not be erected in the residential D zone if the:
- (a) percentage of landscaped area plus outdoor space on the site is less than 35% of the site area, or
 - (b) floor space ratio of the building exceeds 1:1 in all areas other than the part of Cammeray or St Leonards shown coloured on sheet 2 of the map, or
 - (c) floor space ratio of the part of the building to be used for non-residential purposes is not within the range specified on the map, where the building is in the area of Cammeray or St Leonards shown coloured on sheet 2 of the map.

Division 3 Building form

22 Duplexes and dwelling-houses

- (1) **Restrictions on erection of duplexes and dwelling-houses** No more than one duplex or dwelling-house may be erected on a single lot.
- (2) A dwelling-house and a duplex must not be erected on the same lot, and neither may be erected on a lot with another form of development containing a dwelling.
- (3) **Duplex objectives** The specific objectives of the duplexes controls are to:
 - (a) achieve a form of building which appears as a dwelling-house, and
 - (b) conserve heritage items and contributory items within conservation areas, and
 - (c) avoid uncharacteristic building forms, especially on land which is within a conservation area or is identified as a heritage item, and
 - (d) avoid over-development of small sites.
- (4) **Restriction on development of duplexes** Despite the Table to Part 2, a duplex must not be erected on land which is located within a conservation area or is identified as a heritage item, unless the duplex is located in an existing building.
- (5) **Duplex controls** A duplex must not be erected unless:
 - (a) the dwellings in the duplex are attached by at least 80% of the common wall, or 80% of the common floor or ceiling, as relevant, and
 - (b) the site area is at least 450 square metres, and
 - (c) not more than one duplex per 450 square metres of site area is proposed, and
 - (d) underground parking is not proposed.

23 Attached dwellings, generally

- (1) **Attached dwelling objectives** The specific objectives of the attached dwelling controls are to:
 - (a) achieve residential buildings with the character of traditional row housing, and
 - (b) ensure that no dwelling shares an entrance pathway or lobby area, and
 - (c) avoid carriage development, and
 - (d) ensure the amenity of occupants and neighbours.
- (2) **Attached dwelling controls** Attached dwellings must not be erected unless:

- (a) each dwelling in the building has an individual entrance, at ground level, directly to a public road, and
- (b) at least 50% of the dwellings in the building have their primary frontage and orientation to a public road or public place.

24 Attached dwellings revision

- (1) **Attached dwellings revision objective** The specific objective of the attached dwellings revision controls is to ensure that development for the purpose of attached dwellings revision:
 - (a) is carried out substantially within the fabric of the existing building, and
 - (b) substantially retains the existing external walls and roof of the building in its existing dimensions and locations, and
 - (c) minimises the extension of buildings to accommodate attached dwellings and, in particular, minimises any increase in the height or gross floor area of the building, and
 - (d) minimises any reduction in the landscaped area of the site.
- (2) **Attached dwellings revision controls** Development for the purpose of attached dwellings revision must not be carried out if the development involves any alteration or addition to the existing building which would:
 - (a) cause any material loss of views from other properties or public places, or
 - (b) cause any material overshadowing of other properties or public places, or
 - (c) cause any material loss of privacy to other properties, or
 - (d) increase the height of the attached dwellings that lawfully existed on the appointed day, or
 - (e) decrease the landscaped area of those attached dwellings below the requirements set out in clause 20, or decrease the landscaped area where the landscaped area is already below the requirements in clause 20.

25 Apartment buildings, generally

- (1) **Apartment building objectives** The specific objectives of the apartment building controls are to:
 - (a) reduce the adverse effect of larger scale buildings and ensure that apartment buildings do not dominate the streetscape, and
 - (b) ensure that dwelling-houses or duplexes will not be left isolated on sites that are

not reasonably capable of development for apartment buildings.

- (2) **Apartment building controls** An apartment building must not be erected if:
- (a) the length of any façade facing the street is less than 9 metres or more than 15 metres, or
 - (b) any dwelling-house or duplex will be left isolated as a result of the development on sites that are not reasonably capable of development for apartment buildings.

26 Apartment building revision or adaptation

- (1) **Apartment building revision or adaptation objectives** The specific objectives of the apartment building revision or adaptation controls are to ensure that development for the purpose of apartment buildings in apartment or other buildings that lawfully existed at the appointed day:
- (a) is carried out substantially within the fabric of the existing building, and
 - (b) substantially retains the existing external walls and roof of the building in its existing dimensions and locations, and
 - (c) minimises the extension of buildings to accommodate apartment development, and, in particular, minimises any increase in the height or gross floor area of the building, and
 - (d) minimises any reduction in the landscaped area of the site.
- (2) **Apartment building revision or adaptation controls** Development for the purpose of apartment building revision or apartment building adaptation must not be carried out if the development involves any alteration or addition to the apartment or other building that lawfully existed at the appointed day which would:
- (a) cause any material loss of views from other properties or public places, or
 - (b) cause any material overshadowing of other properties or public places, or
 - (c) cause any material loss of privacy to other properties, or
 - (d) increase the height of the existing apartment or other building, or
 - (e) decrease the landscaped area of the existing apartment or other building below the requirements set out in clause 20, or decrease the landscaped area where the landscaped area is already below the requirements in clause 20.

27 Small lots

- (1) **Small lots objectives** The specific objectives of the small lots controls are to:
- (a) limit the bulk and scale of development on small lots, in accordance with the size

of such lots, and

(b) protect the amenity of surrounding properties, and

(c) ensure that each small lot is the site of one dwelling only.

(2) **Small lots controls** Despite any other provision of this plan, any lot with an area of 230 square metres or less, if developed for residential purposes, must contain no more than one dwelling.

Division 4 North Sydney Centre

28 Application of Division

This Division applies to land shown edged heavy black and marked “North Sydney Centre” on Sheet 2 of the map marked “*North Sydney Local Environmental Plan 2001 (Amendment No 9)—North Sydney Centre*” referred to in this Division as the “**North Sydney Centre**”.

28A Division to prevail

The provisions of this Division prevail over all other provisions of this plan, to the extent of any inconsistency, except for Part 4—Heritage provisions.

28B North Sydney Centre objectives

The specific objectives of this Division are as follows:

- (a) to maintain the status of the North Sydney Centre as a major commercial centre within Australia,
- (b) to require arrangements for railway infrastructure to be in place before additional non-residential gross floor area is permissible in relation to any proposed development in the North Sydney Centre,
- (c) to ensure that railway infrastructure, and in particular North Sydney Station, will enable and encourage a greater percentage of people to access the North Sydney Centre by public transport than by private transport and will:
 - (i) be convenient and accessible, and
 - (ii) enable a reduction in dependence on private car travel to the North Sydney Centre, and
 - (iii) be adequate to achieve no increase in car parking, and
 - (iv) have the capacity to service the demands generated by development in the North Sydney Centre,
- (d) to discourage use of motor vehicles in the North Sydney Centre,

- (e) to encourage access to and within the North Sydney Centre for pedestrians and cyclists,
- (f) to allow for 250,000 square metres (maximum) non-residential gross floor area in addition to the estimated existing (as at the commencement of this Division) 700,000 square metres non-residential gross floor area,
- (g) to prohibit further residential development in the core of the North Sydney Centre,
- (h) to encourage the provision of high-grade commercial space with a floor plate, where appropriate, of at least 1000 square metres,
- (i) to achieve a variety of commercial space,
- (j) to encourage the refurbishment, recycling and rebuilding of older buildings,
- (k) to encourage a diverse range of employment, living, recreation and social opportunities,
- (l) to promote high quality urban environments and residential amenity,
- (m) to provide significant public benefits such as open space, through-site linkages, childcare and the like,
- (n) to improve accessibility within and to the North Sydney Centre,
- (o) to protect the amenity of residential zones and existing open space within and nearby the North Sydney Centre,
- (p) to prevent any net increase in overshadowing of any land zoned residential or public open space or identified as a special area,
- (q) to maintain areas of open space on private land and promote the preservation of existing setbacks and landscaped areas, and protect the amenity of these areas.

28C Railway infrastructure

- (1) **Railway infrastructure objective** The specific objective of this clause is to ensure there will be railway infrastructure to accommodate the growth of the North Sydney Centre in accordance with this Division.
- (2) **Railway infrastructure control** Consent must not be granted to the carrying out of development on any land in the North Sydney Centre if the total non-residential gross floor area of buildings on the land after the development is carried out would exceed the total non-residential gross floor area of buildings lawfully existing on the land immediately before the development is carried out.
- (3) **Exception railway infrastructure control** Despite subclause (2) but subject to subclause (5), consent may be granted to the carrying out of development on any land in the

North Sydney Centre that would result in an increase in the total non-residential gross floor area of buildings lawfully existing on the land, but only if the Director-General has first certified, in writing to the consent authority, that satisfactory arrangements have been made for railway infrastructure that will provide for the increased demand for railway infrastructure generated by the development.

- (4) In determining whether to certify arrangements in accordance with subclause (3), the Director-General must consider the views of:
 - (a) the New South Wales Department of Transport, and
 - (b) any other public authority that the Director-General considers relevant.
- (5) Consent must not be granted in accordance with subclause (3) if the consent authority is satisfied that the increase in non-residential gross floor area authorised under the consent concerned when added to the increases (reduced by any decreases) in non-residential gross floor area authorised under all consents granted in relation to land in the North Sydney Centre since the commencement of this Division would exceed 250,000 square metres.
- (6) The Council is to review this Division to determine whether the policy objectives of the Division remain valid and whether the terms of the Division remain appropriate for securing those objectives. The review is to be undertaken as soon as practicable after consent has been granted that would result in the sum of increases (reduced by any decreases) in the non-residential gross floor area authorised under all consents granted in relation to land in the North Sydney Centre since the commencement of this Division exceeding 200,000 square metres.
- (7) For the purposes of subclauses (5) and (6):
 - (a) an increase in non-residential gross floor area is the amount by which the non-residential gross floor area authorised on land after a consent is granted exceeds the non-residential gross floor area authorised on the land immediately before the consent was granted, and
 - (b) a decrease in non-residential gross floor area is the amount by which the non-residential gross floor area authorised on land after a consent is granted is less than the non-residential gross floor area authorised on the land immediately before the consent was granted, and
 - (c) a consent does not include a consent that has lapsed.
- (8) In this clause, **non-residential gross floor area** means that part of the gross floor area of a building that is used for the purposes of commercial premises, hotels, motels, refreshment rooms, serviced apartments, shops, showrooms, take-away food shops or recreation facilities (but only where those facilities are used for the purpose of gain).

28D Building heights and massing

- (1) **Building heights and massing objectives** The specific objectives of this clause are as follows:
- (a) to achieve a transition of building heights generally from 100 Miller Street (Northpoint) and 79–81 Berry Street (being the location of the tallest buildings) stepping down towards the boundaries of the North Sydney Centre,
 - (b) to promote a height and massing that has no adverse impact on land in the public open space zone or land identified as a special area on Sheet 5 of the map marked “*North Sydney Local Environmental Plan 2001 (Amendment No 9)—North Sydney Centre*” or on heritage items,
 - (c) to minimise overshadowing of land in the residential and public open space zones or identified as a special area on Sheet 5 of the map marked “*North Sydney Local Environmental Plan 2001 (Amendment No 9)—North Sydney Centre*”,
 - (d) to protect the privacy of residents within and around the North Sydney Centre,
 - (e) to promote scale and massing that provides for pedestrian comfort, in terms of weather protection, solar access and visual dominance,
 - (f) to encourage consolidation of sites for provision of high grade commercial space and provision of public benefits.
- (2) **Building heights and massing controls** Consent must not be granted to the erection of a building within the North Sydney Centre, unless:
- (a) the height of the building will not exceed RL 195 AHD, and
 - (b) there is no net increase in overshadowing of any land between the hours of 9am and 3pm, 21 June outside the composite shadow area, as shown on the map marked “*North Sydney Local Environmental Plan 2001 (Amendment No 9)—North Sydney Centre*” (except land that is in the Road or Railways Zone), and
 - (c) there is no net increase in overshadowing, between 10am and 2pm, at any time of the year, of any land that is within the North Sydney Centre and is within the public open space zone or within a special area as shown on Sheet 5 of the map marked “*North Sydney Local Environmental Plan 2001 (Amendment No 9)—North Sydney Centre*”, and
 - (d) there will be no increase in overshadowing that would reduce the amenity of any dwelling that is outside the North Sydney Centre and falls within the composite shadow area referred to in paragraph (b), and
 - (e) the site area is not less than 1,000 square metres.

- (3) *State Environmental Planning Policy No 1—Development Standards* does not apply to a requirement made by subclause (2) (a), (b) or (c) (including a requirement varied under subclause (4)).
- (4) **Minor variation of overshadowing controls** The consent authority may make a determination to vary, to a minor extent only, the operation of subclauses (2) (b) or (c), or both, in respect of a particular development application, but only if:
- (a) it is satisfied that the variation is justified due to the merits of the development application and the public benefit to be gained, and
 - (b) it is satisfied that any increase in overshadowing will not reduce the amenity of any land, and
 - (c) in relation to a variation of the operation of subclause (2) (b), the variation will result in not more than 2 hours net increase in overshadowing of land referred to in that paragraph between the hours of 9am and 3pm, 21 June, and
 - (d) in relation to a variation of the operation of subclause (2) (c), the variation will result in not more than 15 minutes net increase in overshadowing of land referred to in that paragraph between the hours of 10am and 12 noon, and no net increase between the hours of 12 noon and 2pm, on any day.
- (5) **Building design and public benefits** When determining whether or not to grant consent to a development application in respect of land within the North Sydney Centre, the consent authority must consider:
- (a) the impact of the proposed development in terms of scale, form and massing within the context of the locality and landform, the natural environment and neighbouring development and in particular lower scale development adjoining the North Sydney Centre, and
 - (b) whether the proposed development provides public benefits such as open space, through-site linkages, community facilities and the like, and
 - (c) whether the proposed development preserves important view lines and vistas, and
 - (d) whether the proposed development enhances the streetscape in terms of scale, materials and external treatments, and provides variety and interest.

28E Miller Street setback area

- (1) **Miller Street setback area objective** The specific objective of this clause is to maintain the established setback and landscaped setting on the eastern side of Miller Street between McLaren Street and Mount Street.
- (2) **Miller Street setback area control** A building must not be erected within the Miller Street setback area, as shown on Sheet 3 of the map marked "*North Sydney Local*

Environmental Plan 2001 (Amendment No 9)—North Sydney Centre”, unless it is less than 1.5 metres high and is required only for access to, or landscaping of, a site.

28F 93-95 Pacific Highway and 263 Alfred Street, North Sydney

Despite any other provision of this plan, the land know as 93-95 Pacific Highway, North Sydney and 263 Alfred Street North, North Sydney may be used for residential purposes.

Division 4A Commercial zone (outside North Sydney Centre)

28G Building height

- (1) **Building height objectives** The specific objectives of this clause are as follows:
 - (a) to ensure compatibility between development in the commercial zone and adjoining residential, mixed use, and open space zones,
 - (b) to provide ventilation, views, building separation, setback, solar access and light to land within the commercial and other zones,
 - (c) to avoid overshadowing of dwellings, especially windows, landscaped areas, courtyards, roof decks, balconies and the like by proposed development,
 - (d) to promote development that conforms to and reflects natural landforms, by stepping development on sloping land to follow the natural gradient.
- (2) **Building height controls** A building must not be erected in the commercial zone, outside the North Sydney Centre, in excess of the height shown on Sheet 2 of the map marked *“North Sydney Local Environmental Plan 2001 (Amendment No 9)—North Sydney Centre”*.

28H Floor space

- (1) **Floor space ratio objectives** The specific objectives of this clause are as follows:
 - (a) to maintain existing commercial space,
 - (b) to minimise traffic generation from commercial development.
- (2) **Floor space ratio controls** A building must not be erected in the commercial zone, outside the North Sydney Centre, if the floor space ratio is greater than the maximum specified on Sheet 2 of the map marked *“North Sydney Local Environmental Plan 2001 (Amendment No 9)—North Sydney Centre”*.

Division 5 Mixed use zone

29 Building height

- (1) **Building height objectives** The specific objectives of the building height controls in the

mixed use zone are to:

- (a) ensure compatibility between development in the mixed use zone and adjoining residential areas and open space zones, and
- (b) encourage an appropriate scale of development for each neighbourhood that, if there is a character statement for the neighbourhood, is to be consistent with the scale recommended by that character statement.

- (2) **Building height controls** A building must not be erected in the mixed use zone in excess of the height shown on the map.

30 Building height plane

- (1) **Building height plane objectives** The specific objectives of the building height plane controls in the mixed use zone are to:

- (a) ensure compatibility between development in the mixed use zone and adjoining residential or open space zones, and
- (b) minimise adverse effects in terms of solar access and overshadowing.

- (2) **Building height plane controls** A building must not be erected in the mixed use zone, on land that adjoins or is adjacent to land within a residential or open space zone, if any part of the building will exceed a building height plane:

- (a) commencing 1.8 metres above existing ground level, projected at all points from each of the boundaries of the site which adjoin land within the residential A1, A2, B, D or F zone or open space zone, or
- (b) commencing 1.8 metres above existing ground level, projected from the centre of any road which separates the land from land within the residential A1, A2, B, D or F zone or open space zone, or
- (c) commencing 3.5 metres above existing ground level, projected at all points from each of the boundaries of the site which adjoin land within the residential C zone, or
- (d) commencing 3.5 metres above existing ground level, projected from the centre of any road which separates the land from land within the residential C zone.

31 Floor space

- (1) **Floor space objectives** The specific objectives of the floor space ratio controls in the mixed use zone are to:

- (a) ensure a diverse mix of uses in each building in the mixed use zone, and
- (b) minimise traffic generation from commercial development.

- (2) **Floor space controls** A building must not be erected in the mixed use zone if the floor space ratio of the part of the building to be used for non-residential purposes is not within the range specified on the map.

32 Design of development

- (1) **Design objectives** The specific objectives of the design of development in the mixed use zone controls are to:
- (a) promote development containing a mix of residential and non-residential uses, and
 - (b) protect the amenity and safety of residents, and
 - (c) concentrate the non-residential component of development in the mixed use zone at the lower levels of a building.
- (2) **Design controls** A new building in the mixed use zone must not be erected unless:
- (a) the building contains both residential and non-residential uses, and
 - (b) the non-residential component of the building is provided at the lower levels of the building and the ground level is not used for residential purposes, except access, and
 - (c) the amenity and safety of residents will be protected from intrusion by the users of the non-residential parts of the development.
- (3) Despite any other provision of this plan, any development in the mixed use zone may contain both residential and non-residential uses.

Division 6 Waterfront zone

33 Waterfront zone controls

- (1) **Objectives of waterfront zone controls** The specific objectives of the waterfront zone controls are to:
- (a) ensure development in the waterfront zone is in scale with the site and its surroundings, and
 - (b) acknowledge the unique environmental quality of the foreshores of the harbour.
- (2) **Waterfront zone controls** Development must not be carried out in the waterfront zone if:
- (a) the area of the site to be built upon exceeds 50% of the total site area, or
 - (b) the height of any proposed building exceeds 10 metres, or

- (c) the proposed development is incompatible with the:
 - (i) size of the site and the part of the waterway where the development is situated, particularly in relation to the number, size and draft of any boats to be moored, or
 - (ii) proximity, scale and height of surrounding development, or
 - (iii) scenic, environmental and cultural qualities of the site and its surrounding area, or
- (d) the proposed development will have an adverse effect on:
 - (i) public views and views from surrounding properties, or
 - (ii) natural features on, or adjoining, the site, such as cliff lines, bushland and significant trees.

Division 7 Special use zone

34 Buildings in the special use zone

- (1) **Land to which clause applies** This clause applies to all land within the special use zone.
- (2) **Buildings in the special use zone objectives** The specific objectives of the buildings in the special use zone controls are to:
 - (a) ensure that buildings within the zone are similar in type, height, bulk and scale to surrounding buildings, and
 - (b) minimise the adverse effects of development on surrounding residential development.
- (3) **Building controls** A building must not be erected on land to which this clause applies unless:
 - (a) the building is consistent with the objectives and permissible uses that apply to the land adjoining the site, and
 - (b) the building complies with the relevant development standards, for the particular type of building, that apply to the land adjoining the site.
- (4) If the site adjoins land in more than one zone, the objectives, permissible uses and development standards that are applied by subclause (3) are those for the zone that is subject to the most restrictive development standards.
- (5) *State Environmental Planning Policy No 1—Development Standards* applies to development standards that are applied by subclause (3).

Division 8 Reserved land

35 Acquisition and development of land reserved for open space or bushland

- (1) The owner of any land in the public open space or bushland zones and listed in Schedule 9, being land reserved for acquisition as local open space or bushland, may by notice in writing require the Council to acquire the land.
- (2) The owner of any land in the public open space or bushland zones and listed in Schedule 10, being land reserved for acquisition as regional open space, may by notice in writing require the Corporation to acquire the land.
- (3) On receipt of a notice under this clause, the Council or the Corporation, as the case may be, must acquire the land, unless the land is owned by a public authority and is held by that public authority for the purpose for which the land is reserved.
- (4) Consent may be granted to development on land referred to in Schedule 9 or 10 for any purpose if the consent authority is satisfied that the development will not adversely affect the usefulness of the land for the purpose for which it has been reserved.

36 Acquisition and development of land reserved for roads

- (1) The owner of any vacant land in the Road Zone and listed in Schedule 12, being land reserved for acquisition as arterial road reservation—proposed road widening, may by notice in writing require:
 - (a) the RTA to acquire the land, in the case of land that is included in a 5 year works program current at the time of receipt of the notice, or
 - (b) the Corporation to acquire the land, in any other case.
- (2) The owner of any land referred in Schedule 12 that is not vacant may, by notice in writing, require the RTA to purchase the land if:
 - (a) the land is included in a 5 year works program current at the time of receipt of the notice, or
 - (b) the RTA decided not to grant a concurrence required by this clause for development on the land, or
 - (c) the RTA is of the opinion that the owner of the land will suffer hardship if the land is not acquired within a reasonable time.
- (3) On receipt of a notice under this clause, the RTA or the Corporation, as the case may be, must acquire the land.
- (4) A person may carry out development on land listed in Schedule 12, with the consent

of the Council, and:

(a) in the case of vacant land, with the concurrence of the RTA and the Corporation, or

(b) in the case of land that is not vacant, with the concurrence of the RTA,

for any purpose:

(c) for which development may be carried out in an adjoining zone, or

(d) of a temporary nature.

(5) In deciding whether to concur with development proposed under this clause, the RTA and the Corporation must consider:

(a) the need to carry out development on the land for the purposes of classified roads or proposed classified roads, and

(b) the imminence of acquisition, and

(c) the likely additional cost to the RTA or the Corporation resulting from the carrying out of the proposed development.

(6) Land acquired under this clause may be developed, with the consent of the Council, for any purpose, until such time as it is required for the purpose for which it was acquired.

(7) In this clause:

RTA means the Roads and Traffic Authority constituted under the *Transport Administration Act 1988*.

vacant land means land on which, immediately before the day on which a notice under this clause is given, there were no buildings except fences or buildings ancillary to a dwelling-house, such as green houses, conservatories, garages, summer houses, private boat houses, fuel sheds, tool houses, cycle sheds, aviaries, milking bails, hay sheds, stables, fowl houses, barns or the like.

Division 9 Miscellaneous provisions

37 Site specific development control plans

(1) **Land to which clause applies** This clause applies to all land within the special use, road and railway zones, and to land within the residential and mixed use zones that is identified as a site specific development control plan site on the map.

(2) **Development control plans objectives** The objectives of the site specific development control plan controls are to:

(a) provide for the coordinated redevelopment of nominated sites, and

- (b) enhance the amenity and quality of the public domain, and
- (c) achieve a more efficient use of land, and
- (d) minimise the adverse effects of development on residents of existing and new development.

(3) **Development control plans to be considered** Consent may be granted for development on land identified in subclause (1) only if:

- (a) a development control plan has been approved for the land and the development control plan is in force, and
- (b) the consent authority has taken the development control plan into account.

(4) **Minor development exception** A development control plan is not required under this clause for the following development:

- (a) any exempt development or complying development, or
- (b) any internal alteration to an existing building, or
- (c) any external alteration to an existing building that does not increase the building height or gross floor area of the building.

38 Development within the foreshore building area

(1) **Foreshore building area objectives** The specific objectives of the foreshore building area controls are to:

- (a) enable development to be carried out, which is associated with water based recreation activity and which is ancillary to residential use but which is not used for habitation, and
- (b) recognise and retain the scenic, environmental and cultural qualities and the historical significance of foreshore land, and
- (c) recognise and implement the aims and objectives of *Sydney Regional Environmental Plan No 23—Sydney and Middle Harbours*, and
- (d) minimise the individual and cumulative adverse visual effects of foreshore development.

(2) **Foreshore building area controls** Despite any other provision of this plan, development must not be carried out within the foreshore building area except for the purpose of:

- (a) structures with a height less than 3 metres, which are associated with water based recreational activity and which are ancillary to residential use, but which are not used as habitable rooms, or

(b) barbecues, or

(c) sea retaining walls.

(3) *State Environmental Planning Policy No 1—Development Standards* does not apply to a requirement made by subclause (2).

(4) **Minor variation of foreshore building line** Where the levels, depth or other exceptional features of a site make it necessary or appropriate to do so, the Council may, by resolution, vary the position of the foreshore building line on the site to a minor extent for the purposes of the application of this clause in respect of a particular development proposal.

39 Excavation of land

(1) **Excavation objectives** The specific objectives of the excavation of land controls are to:

(a) retain existing vegetation and allow for new substantial vegetation and trees, and

(b) minimise the adverse effects of excavation on the amenity of neighbouring properties, and

(c) minimise excavation and site disturbance so as to retain natural landforms, natural rock faces, sandstone retaining walls and the like and to retain natural water runoff patterns and underground water table and flow patterns, and

(d) ensure the structural integrity of adjoining properties.

(2) **Excavation controls** Development that includes excavation must not be carried out unless:

(a) the development is in accordance with and promotes the objectives in subclause (1), and

(b) land stability of the site and adjoining land is preserved, and

(c) the natural drainage patterns of the land and catchment will not be disrupted, and

(d) adverse effects on other properties are avoided or minimised.

40 Contaminated land

(1) Consent must not be granted to the carrying out of any development on land unless the consent authority:

(a) has considered whether the land is contaminated, and

(b) if the land is contaminated, is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and

- (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, is satisfied that the land will be remediated before the land is used for that purpose.
- (2) Nothing in this clause affects the application of *State Environmental Planning Policy No 55—Remediation of Land* or the *Contaminated Land Management Act 1997* to land to which this plan applies.

41 Acid sulfate soils

- (1) **Acid sulfate objectives** The specific objectives of the acid sulfate soil controls are to:
 - (a) provide environmental planning controls that will result in the management of any disturbance to acid sulfate soils in the North Sydney local government area so as to minimise adverse effects on natural water bodies and wetlands and on urban and infrastructure activities, and
 - (b) require special assessment of certain development on land identified as being subject to risks associated with the disturbance of acid sulfate soils.
- (2) **Acid sulfate soil controls** Within the Acid Sulfate Soil Area shown on the map, a person must not, without development consent, carry out any works that will disturb more than one tonne of soil below the existing ground level, or that are likely to lower the water table on any land within the Acid Sulfate Soil Area.
- (3) Consent is not required by this clause if:
 - (a) a copy of a preliminary assessment of the proposed works, undertaken in accordance with the acid sulfate soils assessment guidelines by a suitably qualified person, has been given to the Council, and
 - (b) the Council is satisfied that the results of the preliminary assessment indicate that the proposed works need not be carried out pursuant to an acid sulfate soils management plan prepared in accordance with the Acid Sulfate Soils Manual.
- (4) **Considerations for consent authority** A consent required by this clause must not be granted unless the consent authority has considered:
 - (a) an acid sulfate soils management plan prepared for the proposed development in accordance with the Acid Sulfate Soil Manual, and
 - (b) the likelihood of the proposed development resulting in the discharge of acid water, and
 - (c) any comments received from the Department of Land and Water Conservation within 21 days of the consent authority having sent that Department a copy of the development application and of the related acid sulfate soils management plan.

- (5) **Public authorities not excepted** This clause requires consent for development to be carried out by councils, or any statutory or public authority despite:
- (a) clause 35 and items 2 and 11 of Schedule 1 of the *Environmental Planning and Assessment Model Provisions 1980*, as adopted by clause 7 of this Plan, and
 - (b) clause 10 of *State Environmental Planning Policy No 4—Development Without Consent*.

- (6) **Definitions** In this plan:

acid sulfate soils means actual or potential acid sulfate soils, as defined in the Acid Sulfate Soil Manual.

acid sulfate soils assessment guidelines means the assessment guidelines in the Acid Sulfate Soil Manual.

Acid Sulfate Soil Manual means the document with that name published by the NSW Acid Sulfate Soils Management Advisory Committee and as adopted for the time being by the Director-General.

42 Suspension of covenants, agreements and similar instruments

- (1) Any covenant, agreement or similar instrument that affects development allowed by this plan does not apply to the extent (if any) necessary to allow the development.
- (2) Nothing in subclause (1) affects the rights or interests of any public authority under any registered instrument.
- (3) In accordance with section 28 of the Act, the Governor approved of subclauses (1) and (2) before this plan was made.

Part 4 Heritage provisions

43 This Part to prevail

The provisions of this Part prevail over all other provisions of this plan to the extent of any direct or indirect inconsistency.

44 Heritage conservation objectives

The specific objectives of the heritage conservation controls are to:

- (a) ensure the protection and management of Aboriginal sites and relics, and
- (b) ensure the proper management of archaeological resources, and
- (c) ensure the conservation of heritage items (and their curtilages) and conservation areas, and

- (d) ensure that development does not adversely affect the heritage significance of heritage items and conservation areas.

45 Consent requirements

- (1) **Consent required for development** The following development must not be carried out without development consent:
 - (a) disturbing or excavating any land while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in an Aboriginal site or an archaeological resource being discovered, exposed, moved, damaged or destroyed, or
 - (b) damaging, demolishing, defacing, moving or altering a relic, or
 - (c) wholly or partly demolishing or moving a heritage item or a building, work or place within a conservation area, or
 - (d) altering a heritage item or a building, work or place within a conservation area by making structural or non structural changes to its exterior, such as changes to its external detail, fabric, finish or appearance, or
 - (e) making structural or non-structural changes to the detail, fabric, finish or appearance of the interior of a heritage item listed in Schedule 3, or
 - (f) erecting a building on, or subdividing, land that is a heritage item or is within a conservation area.
- (2) **Exceptions from consent requirements** Development consent is not required by this clause if:
 - (a) the proposed development consists of maintenance of a heritage item or a building, work or place within a conservation area, and
 - (b) the proposed development would not adversely affect the heritage significance of the heritage item or conservation area concerned, and
 - (c) the proponent has notified the Council in writing of the proposed development and the Council has advised the proponent in writing before the development is carried out that it is satisfied that development consent is not required because of this exception.

46 Aboriginal sites and relics

- (1) **Aboriginal sites and relics objectives** The specific objectives in relation to the aboriginal sites and relics controls are to:
 - (a) ensure the conservation of Aboriginal sites and relics, and

(b) ensure that development does not adversely affect Aboriginal sites and relics.

(2) **Aboriginal sites and relics controls** Consent must not be granted to development on an Aboriginal site unless the consent authority:

(a) has considered a statement of heritage impact showing how the proposed development would affect the conservation of the site, and any relic known or likely to be located at the site, and

(b) has considered any submission made by the relevant Aboriginal community about the Aboriginal cultural significance of the site and the impact of the proposed development on the cultural significance of that site, and

(c) has notified the Director-General of National Parks and Wildlife of its intention to do so and taken into consideration any comments received from that Director-General within 28 days after the notice was sent.

47 Archaeological resources

(1) **Archaeological resources objectives** The specific objectives of the archaeological resources controls are to:

(a) ensure the conservation of archaeological resources, and

(b) ensure development does not adversely affect archaeological resources.

(2) **Archaeological resources controls** Consent must not be granted to development on land that contains an archaeological resource unless the consent authority:

(a) has considered a statement of heritage impact showing how the proposed development would affect the conservation of the archaeological resource known or likely to be located on that land, and

(b) has notified the Heritage Council of its intention to do so and taken into consideration any comments received from the Heritage Council within 28 days after the notice was sent.

48 Heritage items

(1) **Heritage item objectives** The specific objectives of the heritage item controls are to:

(a) prevent the demolition of heritage items, and

(b) provide specific criteria to be considered when determining an application in respect of a heritage item, and

(c) ensure heritage items are conserved and maintained.

(2) **Heritage item controls** When determining whether or not to grant consent to a development application in respect of a heritage item, the consent authority must

consider the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item concerned.

- (3) The consent authority's consideration under subclause (2) must include (but is not limited to) consideration of:
 - (a) the heritage significance of the item as part of the environmental heritage of North Sydney, and
 - (b) the impact that the proposed development will have on the heritage significance of the item and its setting, including any landscape or horticultural features, and
 - (c) the measures proposed to conserve the heritage significance of the item and its setting, and
 - (d) the extent, if any, to which the carrying out of the proposed development would affect the form of an historic subdivision.
- (4) **Required documentation: heritage items** The Council must not grant consent to development in respect of a heritage item until it has considered:
 - (a) a statement of heritage impact, which includes an assessment of the matters stated in subclause (3), or
 - (b) a conservation management plan, where required.
- (5) **Consideration of proposed development involving demolition of a heritage item** Consent must not be granted to development involving demolition of a heritage item, until the consent authority has considered:
 - (a) whether the heritage significance of the heritage item is insufficient to warrant its retention, and
 - (b) whether the heritage item is reasonably capable of conservation, and
 - (c) whether the heritage item is not in a structurally sound condition, and
 - (d) whether the character, design and aesthetics of any proposed replacement building or work and its relationship to the character of the surrounding buildings and works is appropriate.
- (6) **Site redevelopment** Despite any other provision of this plan, the consent authority must not grant consent to an application to demolish a heritage item unless the consent authority, at the same time, grants consent to a replacement building or work or remedial works on the site.
- (7) **Documentation required: demolition of heritage items** Consent must not be granted to the demolition of a heritage item, until the consent authority has considered:

- (a) a statement of heritage impact or, if required by the consent authority, a conservation management plan, and
- (b) a structural engineer's report.

(8) **Referral to Heritage Council: items of state heritage significance** Before granting consent to the demolition of a heritage item of State heritage significance, the consent authority must notify the Heritage Council of its intention to do so and take into consideration any comments received from the Heritage Council within 28 days after the notice is sent.

49 Conservation areas

- (1) **Conservation area objectives** The specific objectives of the conservation area controls are to:
- (a) ensure the conservation of the character and heritage significance of conservation areas, as a whole or any part thereof, and
 - (b) ensure that demolition within conservation areas does not result in incremental loss of heritage significance, and
 - (c) prevent the demolition of contributory items, and
 - (d) provide specific criteria to be considered when determining a development application in respect of a building, work, or place in a conservation area, and
 - (e) ensure that neutral items are retained, and
 - (f) encourage the removal of uncharacteristic elements from conservation areas and their replacement with buildings or works that reinforce the character and significance of the conservation areas.
- (2) **Assessment of proposed development: conservation areas** When determining whether or not to grant consent to a development application in respect of a building, work or place within a conservation area, the consent authority must consider:
- (a) whether the proposed development will not adversely affect the character and heritage significance of the conservation area, as a whole, and the part of the conservation area in the immediate vicinity of the proposed development, and
 - (b) whether the proposed development will reduce the uncharacteristic elements present in the conservation area, and
 - (c) without limiting the generality of paragraph (a) or (b), whether:
 - (i) the height, number of storeys, bulk and scale of the building, and
 - (ii) the pitch, form and detail of the roof of the building, or

- (iii) the style, size, proportion and position of openings for windows or doors of the building, and
 - (iv) the colour, texture, style, size and type of finish of the materials to be used on the exterior of the building, and
 - (v) the setbacks of the building, and
 - (vi) the design of the landscaped area of the development site, and
 - (vii) the pattern of any subdivision included in the proposed development,
- are similar to those of contributory items within the conservation area, as a whole and in the immediate vicinity of the proposed development.
- (3) The consent authority must not consider uncharacteristic elements when carrying out its functions under subclause (2).
- (4) **Required documentation: conservation areas** Consent must not be granted for development of land within a conservation area unless the consent authority has considered a statement of heritage impact.
- (5) **Consideration of proposed demolition in a conservation area** Consent must not be granted to development involving demolition of a building, work or place within a conservation area, until the consent authority has considered:
- (a) whether the proposed development will have an adverse effect on the character and heritage significance of the conservation area as a whole and the part of the conservation area in the immediate vicinity of the proposed development, and
 - (b) if the proposed development involves a contributory item, whether the proposed development will have an adverse effect on the significance of the conservation area as a whole and that part of the conservation area, and
 - (c) whether the building, work or place is not structurally sound and not capable of conservation, and
 - (d) whether the proposed building or work intended to replace that being demolished will contribute to the character and heritage significance of the conservation area, in particular in terms of subclause (2) (c).
- (6) **Required documentation: demolition in a conservation area** Consent must not be granted to the demolition of a building, work or place within a conservation area until the consent authority has considered:
- (a) a statement of heritage impact, and
 - (b) a structural engineer's report, except where the building or work to be demolished

is an uncharacteristic element.

- (7) **Site redevelopment** Despite any other provision of this plan, the consent authority must not grant consent to an application for demolition on land within a conservation area unless the consent authority, at the same time, grants consent to a replacement building or work or remedial works on the site.

50 Development in the vicinity of heritage items

- (1) **Development in vicinity objective** The specific objective of the development in the vicinity of heritage items control is to ensure that development in the vicinity of a heritage item does not adversely affect the heritage significance of the item or its curtilage.
- (2) **Development in vicinity controls** When determining a development application relating to land in the vicinity of a heritage item the consent authority must consider the likely effect of the proposed development on the heritage significance of the heritage item and its curtilage.
- (3) Consent must not be granted to development on land in the vicinity of a heritage item until the consent authority has considered a statement of heritage impact for that heritage item.

51 Conservation incentives

- (1) **Conservation objectives** The specific objectives of the conservation incentives are to:
- (a) allow for the flexible use of heritage items, for uses that would otherwise be prohibited, in order to ensure their conservation, and
 - (b) ensure that such use does not reduce residential density or adversely affect amenity.
- (2) **Conservation incentives** Consent may be granted to the use of a heritage item otherwise prohibited by this plan, but only if the consent authority is satisfied that:
- (a) residential density on the site will be maintained, and
 - (b) the proposed use would not adversely affect the heritage significance of the heritage item, and
 - (c) the proposed use would not adversely affect the amenity of the surrounding area, and
 - (d) the conservation of the heritage item, as identified in the relevant conservation management plan, is ensured by the granting of the consent and could not reasonably otherwise be achieved,
 - (e) the use of the heritage item at the time of lodgement of the application or, if

vacant at the time of lodgement of the application, its immediate past use, is not in itself of heritage significance.

- (3) Consent must not be granted to the use of a heritage item pursuant to this clause, unless the consent authority has considered a conservation management plan for the heritage item.

Part 5 Site specific provisions

52 Operational land

- (1) **Operational land Schedule** The public land described in Schedule 11 is classified, or reclassified, as operational land for the purposes of the [Local Government Act 1993](#).
- (2) **Removal of public reserve status and other restrictions under amended section 30** In accordance with section 30 of the [Local Government Act 1993](#), a parcel of land described in Part 2 of Schedule 11, to the extent (if any) that it is a public reserve, ceases to be a public reserve on the commencement of the relevant amending plan and, by the operation of that plan, is discharged from any trusts, estates, interests, dedications, conditions, restrictions and covenants affecting the land and any part of the land, except for:
 - (a) any reservations that except land out of a Crown grant relating to the land, and
 - (b) reservations of minerals (within the meaning of the [Crown Lands Act 1989](#)).
- (3) Before the relevant amending plan that inserted the description of a parcel of land into Part 2 of Schedule 11 was made, the Governor approved of subclauses (2) and (4) applying to the land.
- (4) In this clause, **the relevant amending plan**, in relation to a parcel of land described in Part 2 of Schedule 11, is the local environmental plan cited at the end of the description of the parcel.
- (5) **Land classified or reclassified under original section 30** Land described in Part 1 of Schedule 11 is not affected by the amendments made by the [Local Government Amendment \(Community Land Management\) Act 1998](#) to section 30 of the [Local Government Act 1993](#).

53 Ennis Street Bays

- (1) **Ennis Street Bays under Warringah Expressway** This clause applies to the cubic spaces which comprise the bays known as 24-44 Ennis Road, shown on the map, and marked "Ennis Rd Bays".
- (2) **Objective** The specific objective of the controls in relation to the land is to ensure that the bays can continue to be used for a range of uses consistent with the amenity of surrounding areas.

- (3) **Control** Despite the Table to Part 2, a person may, with development consent, carry out development within the bays for those purposes permissible in the Residential D (Neighbourhood Business) zone.

54 190 Pacific Highway

Despite the Table to Part 2, the land known as 190 Pacific Highway, North Sydney may, with development consent, be used for the purposes of an instruction centre for unemployed persons participating in job training projects at other sites.

55 St Leonards Park—North Sydney Oval

- (1) **Subject land** This clause applies to St Leonards Park, North Sydney, and the roadway along Miller Street adjacent to Oval No 1.
- (2) **Objective** The specific objective of the controls in relation to the land is to ensure that the land can continue to be used for a range of uses consistent with the amenity of surrounding areas.
- (3) **Control** Despite the Table to Part 2, but subject to subclause (4), development for the purposes of the following is permitted, with development consent, on the land:
- advertisements; commercial premises; Council depot, educational establishments; professional consulting rooms; public buildings; shops; uses and structures ancillary and incidental to any sporting activity carried out on the land (including television and lighting towers).
- (4) Commercial premises and shops shall be contained within sports grandstand structures on the land and the gross floor area of those commercial premises and shops shall not exceed 2,000 square metres.

56 Hume Street and Alexander Street car parks

- (1) **Subject land** This clause applies to the following land:
- (a) the Hume Street Car Park, being the land bounded by Hume Street, Clarke Street, Oxley Street and Pole Lane at Crows Nest, and
- (b) the Alexander Street Car Park, being Lots 9-12, section 4, DP 1265, having frontage to Alexander and Burlington Streets, Crows Nest.
- (2) **Objective** The specific objective of the controls in relation to the land is to ensure that the land can continue to be used for a range of uses consistent with the amenity of surrounding areas.
- (3) **Control** Despite the Table to Part 2, development for the purpose of the following is permitted, with development consent, on the land:
- child care centres; commercial premises; educational establishments; professional

consulting rooms; public buildings; refreshment rooms; shops; take-away food shops.

57 Crows Nest Community Centre

- (1) **Subject land** This clause applies to the Crows Nest Community Centre, being the land bounded by Ernest Street, Willoughby Lane, Hospital Lane, and the portion of Zig Zag land between Hospital Lane and Ernest Street.
- (2) **Objective** The specific objective of the controls in relation to the land is to ensure that the land can continue to be used for a range of uses consistent with the amenity of surrounding areas.
- (3) **Control** Despite the Table to Part 2, development for the purpose of the following is permitted, with development consent, on the land:
 - child care centres; commercial premises; educational establishments; places of assembly; professional consulting rooms; public buildings; refreshment rooms; shops; take-away food shops.

58 Hipwood Street Car Park

- (1) **Subject land** This clause applies to land owned by North Sydney Council at Hipwood Street, Kirribilli, adjacent to 18 Hipwood Street, being Lot 4, DP 740787.
- (2) **Objective** The specific objective of the controls in relation to the land is to ensure that the land can continue to be used for a car park consistently with the amenity of surrounding areas.
- (3) **Control** Despite the Table to Part 2, development for the purpose of the following is permitted, with development consent, on the land:
 - car parking.

59 Luna Park: Glen Street frontage

- (1) **Subject land** This clause applies to the land in the Luna Park Zone that is shown hatched in black stripes on the map, being land fronting Glen Street.
- (2) **Objectives** The specific objectives of the controls in relation to the land are to:
 - (a) ensure that the bulk and height of new buildings does not detract from the amenity of surrounding areas, and
 - (b) minimise traffic generation.
- (3) **Controls** A building must not be erected on the land if:
 - (a) the height of the building, measured vertically above the level of Glen Street, will exceed 14 metres, or

(b) the floor space ratio will exceed 3.5:1.

(4) Despite the Table to Part 2, development for the purpose of the following is permitted, with development consent, on the land:

car parks (used only in conjunction with Luna Park and the North Sydney Olympic Pool); commercial premises; hotels; serviced apartments.

60 Refreshment rooms, Residential D Zone, Blues Point Road

(1) **Objectives of refreshment rooms controls** The specific objectives of the refreshment rooms controls are to:

(a) ensure that refreshment rooms do not dominate the part of the Residential D Zone that has frontage to Blues Point Road or reduce the level of neighbourhood service in the area, and

(b) prohibit additional refreshment rooms in the part of the Residential D Zone that has frontage to Blues Point Road, and

(c) provide for the continuation of existing refreshment rooms in the area.

(2) **Refreshment rooms controls** Despite the Table to Part 2, consent must not be granted to development for the purpose of a refreshment room in the Residential D Zone on any lot with frontage to Blues Point Road, except as provided in subclause (3).

(3) Despite the Table to Part 2, consent may be granted to alterations and additions to an existing refreshment room listed in Schedule 13 if there is no increase in:

(a) the gross floor area of the refreshment room, or

(b) the maximum number of people catered for at one time.

61 Cremorne Point Kiosk

(1) **Subject land** This clause applies to Lot 1 in DP 881930, being the land known as the Cremorne Point Kiosk, and being all the land in the residential D zone at Wharf Road, Cremorne Point.

(2) **Objective** The specific objective of the controls in relation to the Cremorne Point Kiosk are to limit the intensity of use of the land to ensure that:

(a) no additional traffic or parking demand is generated from the use of the land, and

(b) the heritage item on the land is conserved, and

(c) any non-residential use of the land is small in scale and caters to the local population and public transport users.

(3) **Control** Consent must not be granted to development on land to which this clause

applies unless:

- (a) the existing significant fabric and envelope of the building located on the land on the appointed day will be conserved, and
- (b) the hours of operation of any non-residential use of the land will be limited to between 7 am and 8 pm, Monday to Friday, and 8 am and 8 pm on Saturday and Sunday, and
- (c) any seating to be provided on the land will not exceed 5 tables or 20 seats.

62 James Milson Village

- (1) **Subject land** This clause applies to Lots 1 and 2 DP 215942, Lot 1 DP 540282, Lot 2 DP 594966, Lot 8 DP 17717 and Lot 1 DP 524258, Clark Road, North Sydney, being land known as "James Milson Village", shown edged heavy black on the map marked "*North Sydney Local Environmental Plan 2001 (Amendment No 1)*" deposited in the office of the Council.
- (2) **Objectives** The specific objectives of the controls in relation to the land are:
 - (a) to provide aged care accommodation within North Sydney, and
 - (b) to ensure the site will only be used for housing for aged and disabled persons and nursing homes, and
 - (c) to provide for increased development of the land shown cross-hatched on the map referred to in subclause (1), while restricting the height of new development on the remainder of the subject land.
- (3) **Development that may be carried out on subject land** Despite the Table to Part 2, the only purposes for which development is permitted, with development consent, on the subject land are the following:

housing for aged or disabled persons; nursing homes.
- (4) **Controls** A building must not exceed 8 storeys on the part of the land shown cross-hatched on the map referred to in subclause (1).
- (5) A building must not be erected on the part of the land not shown cross-hatched on the map referred to in subclause (1) if the building is greater than the existing height of the building approved before the appointed day.
- (6) A building must not be erected on the land if the landscaped area is less than 30% of the whole site shown edged heavy black on the map referred to in subclause (1).
- (7) Development on the land is prohibited development if:
 - (a) it is not for a purpose specified in subclause (3), and

(b) it is not in accordance with subclause (4).

(8) Clause 34 (3) (b) does not apply to the land to which this clause applies.

(9) In this clause:

storey means any floor, or part of a floor, regardless of use but does not include the following:

(a) an attic,

(b) a parking area that is contained wholly below RL 15.

63 Balls Head Road

(1) **Subject land** This clause applies to the part of the land known as 3 Balls Head Road, Waverton, that is shown edged heavy black on the map marked “*North Sydney Local Environmental Plan 2001 (Amendment No 7)—Sheet 1*”, deposited in the office of the Council.

(2) **Permissible development** Despite the Table to Part 2, development for the purpose of attached dwellings is permitted, with development consent, on the land.

(3) **Objectives** The specific objectives of the controls for attached dwellings on the land are:

(a) to maintain views through the site from nearby residences, and

(b) to enhance views of the site from the harbour and foreshores, and

(c) to ensure that the height, bulk and scale of new buildings do not have an adverse impact on the amenity of nearby residents or adjacent open space, or when viewed from the harbour or foreshores, and

(d) to retain the existing rock outcrop on the site and ensure that it is not built upon, and

(e) to ensure that the bulk and scale of the new buildings, when viewed from the harbour or foreshores, have the appearance substantially of two storey dwellings.

(4) **Controls** Attached dwellings must not be erected on the land unless:

(a) at least one of the dwellings has its primary frontage and orientation to Balls Head Road, and

(b) the height of buildings is less than RL 17.5 where critical to views of nearby residences and less than RL 18.5 otherwise, and

(c) a landscaped area of 355 square metres is consolidated at the eastern end of the site and incorporates the rock outcrop and cliff face, and

- (d) the existing rock outcrop and cliff face are maintained, and
- (e) the attached dwellings contain only 3 or 4 dwellings, and
- (f) any buildings between the ground and first floor levels, when viewed from the harbour or foreshores, are substantially screened by landscaping.

(5) **Development on landscaped area** Development on the landscaped area referred to in subclause (4) (c) is prohibited, except for the purposes of landscaping.

64 1 Bradly Avenue

- (1) **Subject land** This clause applies to part Lot B, DP 935347, and Lots 12-14 and part Lots 15-17, DP 4416, Stannards Place, Kirribilli (also known as 1 Bradly Avenue, Kirribilli), as shown edged heavy black on the map marked "*North Sydney Environmental Plan 2001 (Amendment No 8)*".
- (2) **Objective** The specific objective of the control in relation to the land is to allow limited development for non-maritime commercial purposes to ensure that the viability of the land as a working harbour site is maintained.
- (3) **Permissible development** Despite the Table to Part 2, development for non-maritime commercial purposes is permitted, with development consent, on the land.
- (4) **Control** The gross floor area of all buildings resulting from development for non-maritime commercial purposes on the land must not exceed a total of 325 square metres.
- (5) **Definition** In this clause:

non-maritime commercial purposes means commercial purposes that are not directly related to charter or tourist boat facilities, marinas, ship building or repair, or water based transport facilities.

Schedule 1 Repeals and amendments

(Clause 5 (1))

- 1** The following environmental planning instruments are (except to any extent that they apply to land to which this plan does not apply) repealed:
 - (a) the *North Sydney Planning Scheme Ordinance*,
 - (b) *Interim Development Order No 57—Municipality of North Sydney*,
 - (c) *Interim Development Order No 60—Municipality of North Sydney*,
 - (d) North Sydney Local Environmental Plan 1989 (Amendment Nos 2, 3, 4, 7, 8, 9, 10, 13, 14, 15, 17, 18, 19, 23, 24, 25, 27, 28, 30, 31, 33, 34, 35, 38, 39, 40, 41, 42, 45, 52, 53, 54, 56, 59 and

60).

2 *North Sydney Local Environmental Plan 1989* is amended as follows:

(a) by omitting clause 3 and substituting the following:

3 Land to which this plan applies

This plan applies to the following land within the local government area of North Sydney:

(a) any land shown as being within the “North Sydney Centre” on the map, within the meaning of *North Sydney Local Environmental Plan 2001*, and

(b) any land that has been excluded from that plan under section 70 (4) of the Act and that has not been subsequently included in the land to which that plan applies.

(b) by omitting Part 4 (Heritage provisions) and Schedules 2, 3 and 4.

3 *State Environmental Planning Policy No 4—Development Without Consent* is amended by inserting at the end of Schedule 1 the following words:

Clause 41 (5) of *North Sydney Local Environmental Plan 2001*

Schedule 2 Definitions

(Clause 6)

Aboriginal site means any place or relic relating to Aboriginal occupation, even if not currently identified.

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

apartment building means a single residential building containing three or more dwellings but does not include attached dwellings.

apartment building adaptation means the creation of an apartment building within a building, other than an apartment building, that lawfully existed on the appointed day.

apartment building revision means:

(a) the carrying out of alterations for the purpose of an apartment building, or

(b) the creation of a new apartment building within the envelope of an apartment building,

that lawfully existed on the appointed day.

appointed day means the day on which this plan took effect.

archaeological resource means any place, deposit, object or material evidence (which may consist of human remains) relating to the use and settlement, not being Aboriginal settlement, of the local

government area of North Sydney and which is fifty or more years old.

arterial road has its meaning in [State Environmental Planning Policy No 11—Traffic Generating Developments](#).

attached dwellings means a building, or buildings, containing more than two dwellings, where each dwelling is attached to another dwelling by a common wall, and where no part of a dwelling is superimposed on any part of another dwelling (except for underground parking).

attached dwellings revision means:

- (a) the carrying out of alterations for the purpose of attached dwellings, or
- (b) the creation of a new attached dwellings within the envelope of attached dwellings,

that lawfully existed on the appointed day.

attic means space wholly contained within the roof space of a dwelling, where the pitch of the roof creating the space does not exceed 36 degrees.

backpackers' accommodation means a building or part of a building primarily or principally used to provide short term accommodation for travellers, for tourists or for persons engaged in recreational pursuits, but not used as their principal place of residence.

boarding house means a residential building that has shared facilities, that is let in lodgings and provides lodgers with their principal place of residence, but does not include backpackers' accommodation, serviced apartment or a motel.

building has its meaning in the Act.

building height plane means a plane projected at an angle of 45 degrees over a site, commencing, at the height specified in this plan, along the boundary of the site or along any other line or boundary specified in this plan for the purpose of establishing a building height plane.

bulk store means a building or place used for the bulk storage of goods, where the goods stored or to be stored are not required for use in a shop or commercial premises on the same parcel of land or on adjoining land in the same ownership.

bus depot means a building or place used for the servicing, repair and garaging of buses and other vehicles used for the purposes of a bus transport undertaking.

bus station means a building or place used as a terminal for the assembly and dispersal of passengers travelling by bus.

bushfire hazard reduction means a reduction or modification of fuel by burning, or by chemical, mechanical or manual means.

bushland means land on which there is vegetation which is either a remainder of the natural vegetation of the land or, if altered, is still representative of the structure and floristics of the natural vegetation.

business identification sign means an advertisement which in respect of any place or premises to

which it is fixed contains all or any of the following:

- (a) a reference to the identity or a description of the place or premises,
- (b) a reference to the identity or a description of any person residing or carrying out an occupation or activity at the place or premises,
- (c) such directions or cautions as are usual or necessary relating to the place or premises or any occupation or activity carried out there,
- (d) particulars or notifications required or permitted to be displayed by or under any Act or any Act of the Parliament of the Commonwealth,
- (e) particulars relating to the goods, commodities or services dealt with or provided at the place or premises,
- (f) a reference to an affiliation with a trade, professional or other association relevant to the business conducted on the place or premises.

car park means a building or place used for the parking of motor vehicles, other than parking which is ancillary to or incidental to development which is permissible either with or without development consent.

car repair station means a building or place used for the purpose of servicing or repairing motor vehicles not being:

- (a) body building, or
- (b) panel beating, or
- (c) spray painting.

carriage development means three or more dwellings in a row along a side boundary of a site, whether attached to each other or detached.

character of a neighbourhood within the North Sydney local government area means:

- (a) the combination of features (including environment, built form, landscape, community and function) which distinguishes the neighbourhood, except as provided by paragraph (b), or
- (b) if there is a character statement for the neighbourhood, the character of the neighbourhood as described in that statement.

character statement means a statement that:

- (a) identifies the desired character for a neighbourhood within the North Sydney local government area described in the statement, and
- (b) has been adopted by the Council as a character statement for the purposes of this plan.

characteristic building height means:

- (a) the average of the heights of buildings (if any) on the sites adjoining the land concerned, except as provided by paragraph (b), or

- (b) if a character statement for the neighbourhood in which that land is situated specifies the characteristic building height, that height.

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

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

club means a building used by persons associated, or by a body incorporated, for social, literary, political, sporting, athletic or other lawful purposes whether of the same or of a different kind and whether or not the whole or a part of the building is the premises of a club registered under the *Registered Clubs Act 1976*.

commercial premises means a building or place used as an office or for other business or commercial purposes, but (in Part 2) does not include a building or place elsewhere specifically defined in this Schedule or a building or place used for a land use elsewhere specifically defined in this Schedule.

community facilities means a facility for the provision, management or operation of community services, public health services, employment, legal, housing, cultural, educational and information services, sporting, recreational and entertainment services, environmental conservation, protection and improvement services and public transport services.

community notice sign is a notice or display of public information by a public authority giving information or directions about services provided by that authority.

compatible use means a use which does not involve change to the culturally significant fabric of a heritage item, but which may involve change that is substantially reversible or change that has a minimal adverse effect on the heritage significance of a heritage item.

complying development has its meaning in the Act.

complying development certificate has its meaning in the Act.

conservation means all the processes of looking after a building or work so as to retain its heritage significance and includes maintenance, preservation, restoration, reconstruction, or adaptation.

conservation area means land shown edged in blue on the map.

conservation area character in relation to conservation areas, means the combination of features which distinguish each conservation area.

conservation management plan means a document, prepared in accordance with the “*New South Wales Heritage Manual*”, that establishes the heritage significance of a heritage item, and that identifies conservation policies and management mechanisms that are appropriate to the retention of the item’s significance.

contaminated land means land in, on or under which any substance is present at a concentration above that naturally present in, on or under other land in the same locality.

contributory item means a building, work or place, or a fixed component thereof, which is located on land coloured yellow on the map, or is included in Schedule 4 (Contributory items).

corporation means the corporation constituted by section 8 (1) of the Act.

Council means the North Sydney Council.

cultural significance means aesthetic, archaeological, architectural, natural history, scientific or social value for present and future generations.

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

demolish, in relation to a heritage item or a building, work or place within a conservation area, means wholly or partly demolish, destroy, dismantle, or otherwise remove any fixed element from, the heritage item or the building, work or place within a conservation area.

duplex means a single building containing only two dwellings, each dwelling attached to the other by a common wall or by the floor of one to the ceiling of the other.

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 one, but not more than one, dwelling.

educational establishment means a building used as a school, college, technical college, academy, lecture hall, gallery or museum, but does not include a building used wholly or principally as an institution or child care centre.

established apartment building means an apartment building lawfully in existence on the appointed day.

established attached dwellings means attached dwellings lawfully in existence on the appointed day.

exempt development has its meaning in the Act.

existing ground level means the level of the ground as at December 1997, as shown on the Council's digital photogrammetric maps dated December 1997.

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

floor space ratio, in relation to a building, means the ratio of the gross floor area of the building to the area of the site on which the building is or is proposed to be erected.

foreshore building area means the area of land between the foreshore building line and the foreshore or mean high water mark.

foreshore building line means a black broken line shown on the map.

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

gross floor area means the sum of the areas of each floor of a building where the area of each floor is taken to be the area within the outer face of the external enclosing walls as measured at a height of 1,400 millimetres above each floor level, excluding:

- (a) columns, fin walls, sun control devices, and any elements, projections or works outside the general line of the outer face of the external wall, and
- (b) lift towers, cooling towers, machinery and plant rooms and ancillary storage space and vertical air-conditioning ducts, and
- (c) car parking needed to meet any requirements of the Council and any internal access thereto, and
- (d) space for the loading and unloading of goods.

health care professional means a person who renders professional health services to members of the public and includes a legally qualified medical practitioner, a dentist within the meaning of the [Dentists Act 1934](#), a chiropracist, a chiropractor, an osteopath, a physiotherapist, an optometrist, an acupuncturist, a naturopath, a psychologist, a herbalist, a homoeopath or the like.

height in relation to a building, means the greatest distance measured vertically from any point on the building to the existing ground level, or the level of the lowest habitable floor, immediately below that point, whichever is the lower, excluding chimneys.

helipad means an area or place not open to public use which is authorised by the Commonwealth Department of Transport and which is set apart for the taking off and landing of helicopters.

heliport means an area or place open to public use which is licensed by the Commonwealth Department of Transport for use by helicopters and includes terminal buildings and facilities for the parking, servicing and repair of helicopters.

heritage item means:

- (a) land shown coloured orange on the map, including buildings, works, places, fixtures and trees on that land, or
- (b) any building, work, place, fixture or tree listed in Schedule 3 (Heritage items),

and includes all parts of the fabric and structure of, and fixed components of, any such building, work or place.

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

home industry means an industry carried on in a building (other than a dwelling-house, duplex, attached dwelling or a dwelling in an apartment building), where:

- (a) the building does not have a gross floor area exceeding 50 square metres and is erected within the curtilage of the dwelling-house or residential flat building occupied by the person carrying on the

industry or on adjoining land owned by that person, and

- (b) the industry does not:
 - (i) interfere with the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or otherwise, or
 - (ii) involve exposure to view from any adjacent premises or from any public place of any unsightly matter, or
 - (iii) require the provision of any essential service main of a greater capacity than that available in the locality.

home occupation means an occupation carried on in a dwelling by the permanent residents which would not have required the registration of the premises under sections 10–13 of the *Factories, Shops and Industries Act 1962* as in force immediately before their repeal and does not involve:

- (a) the employment of persons other than those residents, or
- (b) interference with the amenity of the neighbourhood or surrounding residents, or
- (c) the display of goods, whether in a window or otherwise, or
- (d) the exhibition of any notice, advertisement or sign (other than a notice, advertisement or sign exhibited on that dwelling-house or dwelling to indicate the name and occupation of the resident), or
- (e) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail, or
- (f) restricted premises.

hospital means a building or place used as:

- (a) a hospital, or
- (b) a sanatorium, or
- (c) a medical centre, or
- (d) a nursing home, or
- (e) a home for aged persons, infirm persons, incurable persons or convalescent persons,

whether public or private, and includes a shop or dispensary used in conjunction therewith, but does not include an institution.

hotel means any premises specified in a hotelier's licence granted under the *Liquor Act 1982*.

housing for aged or disabled persons means any form of residential accommodation, used for the permanent residential accommodation of aged persons or disabled persons and which includes one or more of the following facilities provided for use in connection with that accommodation:

- (a) accommodation for staff employed in connection with that accommodation,
- (b) chapels,
- (c) medical consulting rooms,
- (d) meeting rooms,
- (e) recreation facilities,
- (f) shops,
- (g) therapy rooms,
- (h) any other facilities for the use or benefit of aged persons or disabled persons.

industry means:

- (a) any manufacturing process within the meaning of the *Factories, Shops and Industries Act 1962*, or
- (b) the breaking up or dismantling of any goods or any article for trade or sale or gain or as ancillary to any business.

institution means a penal or reformatory establishment.

junk yard means land used for the collection, storage, abandonment or sale of scrap metals, waste paper, rags, bottles or other scrap materials or goods used for the collecting, dismantling, storage, salvaging or abandonment of automobiles or other vehicles or machinery or for the sale of parts thereof.

land adjoining specified land means:

- (a) land that immediately joins any boundary of the specified land, or
- (b) land that is separated from the specified land only by a driveway, right-of-way or access way (not being a public road).

landscaped area of a site means the part of the site that is generally at existing ground level, that is not occupied at or above or below ground level by any building structure, swimming pool or hard-surfaced tennis court, or the like, that is or is proposed to be predominantly landscaped by way of plantings, gardens, lawns, shrubs or trees and that is available for use and enjoyment by the occupants of the building erected on the site, but does not include any area set aside for driveways and parking.

light industry means an industry not being an offensive or hazardous industry, in which the processes carried on, the transportation involved or the machinery or materials used do 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 does not include industries commonly known as heavy industries.

liquid fuel depot means a depot or place used for the bulk storage for wholesale distribution of petrol, oil, petroleum or other inflammable liquid.

local development has its meaning in the Act.

main road means a main road within the meaning of the [Roads Act 1993](#).

maintenance means the ongoing protective care of a heritage item or a building, work or place within a conservation area, in order to prevent damage or deterioration. It does not include the permanent removal of any element of a heritage item or a building, work or place within a conservation area, alterations or additions, or the introduction of new materials or technology.

major road frontage in relation to land, means the frontage of that land to:

- (a) a main road or arterial road, or
- (b) a road connecting with a main or arterial road, if the whole or any part of the frontage is within 90 metres (measured along the road alignment of the connecting road) of the alignment of the main or arterial road.

map means the map marked “North Sydney Local Environmental Plan 2001” comprised of sheets numbered 1, 2, 3, and 4 and deposited in the office of the Council, as amended by the maps (or the sheets of maps) marked as follows:

North Sydney Local Environmental Plan 2001 (Amendment No 1)

North Sydney Local Environmental Plan 2001 (Amendment No 2)

North Sydney Local Environmental Plan 2001 (Amendment No 3)

North Sydney Local Environmental Plan 2001 (Amendment No 4)

North Sydney Local Environmental Plan 2001 (Amendment No 7)—Sheet 2

North Sydney Local Environmental Plan 2001 (Amendment No 8)

North Sydney Local Environmental Plan 2001 (Amendment No 9)—North Sydney Centre—Sheets 1, 2, 3, 4 and 5

marina means a pontoon, jetty, pier or other structure (whether water based or land based) designed to provide moorings or dry storage for boats used primarily for pleasure or recreation, or comprising (whether or not in addition to the foregoing) works such as slipway, hoists or facilities for the repair and maintenance of boats, and the provision of fuel, accessories and parts for boats, and of foodstuffs.

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

mine means any place, open cut, shaft, tunnel, pit, drive, level or other excavation, drift, gutter, lead, vein, lode or reef on, in or by which any operation is carried on for or in connection with the purpose of obtaining any metal or mineral by any mode or method and any place on which any product of the mine is stacked, stored, crushed or otherwise treated, but does not include a quarry.

mineral sand mine means a mine for or in connection with the purpose of obtaining ilmenite, monazite, rutile, zircon or similar minerals.

motel means a building or buildings (other than a hotel, boarding house, residential flat building, serviced apartment or backpackers' accommodation) substantially used for the over-night accommodation of travellers and the vehicles used by them, whether or not the building or buildings are also used in the provision of meals to those travellers or the general public.

neighbourhood means:

- (a) a locality within the local government area of North Sydney, except as provided by paragraph (b), or
- (b) if there is a character statement that identifies land including that locality as a neighbourhood, the land so identified.

neutral item means a building, work or place or component thereof located on land shown uncoloured and within a conservation area on the map.

offensive or hazardous industry means an industry which, by reason of processes involved or the method of manufacture or the nature of the materials used or produced, requires isolation from other buildings.

outdoor space includes landscaped area and any balcony accessible from the living area of a dwelling, or any roof top or above ground level outdoor space accessible to residents of a building, and which is available for their use.

place of assembly means a public hall, theatre, cinema, music hall, concert hall, dance hall, open air theatre, drive-in theatre, music bowl or any other building of like character used as such and whether used for the purposes of gain or not, but does not include a place of public worship, an institution or an educational establishment.

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.

professional consulting rooms means premises used by not more than 3 health care professionals, who practice therein the profession of medicine, dentistry or health care, and if more than one, practice in partnership, and who employ not more than 3 employees in connection with that practice.

public 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.

public place has the same meaning as in the [Local Government Act 1993](#).

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

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

and a reference to a person carrying on a public utility undertaking shall be construed as including a

reference to a Council, county council, Government Department, corporation, firm or authority carrying on the undertaking.

real estate sign means an advertisement in respect of a place or premises to which it is affixed which contains only a notice that the place or premises is or are for sale or letting together with details relating to the sale or letting, and:

- (a) in the case of an advertisement relating to residential premises, or premises containing serviced apartments:
 - (i) does not exceed 2.5m² in area,
 - (ii) returns do not exceed 200mm, and
 - (iii) is not illuminated,
- (b) in the case of an advertisement relating to commercial or industrial premises:
 - (i) does not exceed 4.5m² in area,
 - (ii) returns do not exceed 200mm, and
 - (iii) is not illuminated.

A sign ceases to be a real estate sign for the purposes of this plan if it is not removed from the place or premises within 14 days after commencement of the letting or completion of the sale.

recreation area means:

- (a) a children's playground, or
- (b) an area used for sporting activities or sporting facilities, or
- (c) an area used by the Council to provide recreational facilities for the physical, cultural or intellectual welfare of the community, or
- (d) an area used by a body of persons associated for the purposes of the physical, cultural or intellectual welfare of the community to provide recreational facilities for those purposes, or
- (e) an area or place used for the purpose of temporary private or community functions or entertainment,

but does not include a racecourse or a showground.

recreation establishment means a health farm, religious retreat house, youth camp and the like but does not include a building or place elsewhere specifically defined in this Schedule or a building or place used or intended for use for a land use elsewhere specifically defined in this Schedule.

recreation facility means a building or place used for indoor recreation, billiard saloon, table tennis centre, squash court, swimming pool, gymnasium, health studio, bowling alley, fun parlour or any other building of a like character used for recreation and whether used for the purpose of gain or not, but does not include a place of assembly.

refreshment room means a restaurant, café, tea room, eating house or the like, but does not include a building or place elsewhere specifically defined in this Schedule.

relic means any deposit, object or material evidence (which may consist of human remains) of any age, relating to Aboriginal habitation of the area of North Sydney.

remediation means a work in, on or under contaminated land, that:

- (a) removes the cause of the contamination of the land, or
- (b) disperses, destroys, reduces, mitigates or contains the contamination of the land, or
- (c) eliminates or reduces any hazard arising from the contamination of the land (including by preventing the entry of persons or animals on that land.)

resident medical practice means a room or number of rooms forming part of a building used as a detached dwelling-house for one permanent resident, who is a health care professional, who practices there in the profession of medicine, dentistry or health care, as a sole practitioner and employs not more than one employee in connection with the practice.

restricted premises means premises used for the purposes of a massage parlour, a brothel, adult sexual services or the like.

retail plant nursery means a building or place used for both the growing and retail selling of plants, whether or not ancillary products are sold therein.

road means road, street, lane, highway, pathway or thoroughfare, including a bridge, culvert, causeway, road-ferry, ford, crossing and the like on the line of a road through or over a watercourse.

road transport terminal means a building or place used for the principal purpose of the bulk handling of goods for transport by road, including facilities for the loading and unloading of vehicles used to transport those goods and for the parking, servicing and repair of those vehicles.

sea wall means a structure placed partially or wholly along the land/water interface to protect the land from the sea or to stop accelerated erosion of the shoreline, but does not include a breakwater.

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

- (a) the sale by retail of spare parts and accessories for motor vehicles,
- (b) washing and greasing of motor vehicles,
- (c) installation of accessories,
- (d) repairing and servicing of motor vehicles involving the use of hand tools (other than repairing and servicing which involves top overhaul of motors, body building, panel beating, spray painting, or suspension, transmission or chassis restoration).

serviced apartment means a building containing two or more dwellings which are cleaned and serviced by the owner or manager of the building or the owner's or manager's agent, and which

provides short-term accommodation for travellers or tourists but does not include a hostel or a building or place elsewhere specifically defined in this Schedule.

shop means a building or place used for the purpose of selling, exposing or offering for sale by retail, goods, merchandise or materials, but does not include a building or place elsewhere specifically defined in this Schedule or a building or place used for a land use elsewhere specifically defined in this Schedule.

showroom means a building or place primarily used for the display of goods, merchandise or materials.

site means the land to which an application for consent under the Act relates, excluding any land upon which the development to which the application relates is not permitted by or under this local environmental plan.

site area means the area of land to which an application for consent under the Act relates, including any land on which the development to which the application relates is permitted by or under this plan, but excludes the area of any access way, right of carriageway or the like, or land which was below the line of maximum tidal reach at 3 December 1982.

small lot means a lot of land having an area less than 230m², excluding the area of any access corridor, right of carriageway or the like.

State heritage significance means a heritage item which has been identified as being of State heritage significance in Schedule 3 (Heritage items).

statement of heritage impact means a statement, prepared in accordance with the New South Wales Heritage Manual, which analyses the history, heritage significance and condition of a heritage item or of a building, work or place within a conservation area and assesses the impact of proposed development on that heritage item or building, work or place within a conservation area.

structural engineer's report means a report prepared by a member of the Institute of Engineers Australia, with at least 5 years experience in structural engineering, which includes:

- (a) an assessment of the structural soundness of the heritage item, or building, work or place within a conservation area, and
- (b) a schedule of the work required to repair and restore a heritage item, or building, work or place within a conservation area, and an estimate of the cost of the repairs, and
- (c) an estimate of the cost of demolition and replacement, and
- (d) an assessment of the amount of building fabric which, through conservation, could be preserved.

subdivision has its meaning in the Act.

take-away food shop means a milk bar, sandwich shop or the like, but does not include:

- (a) a drive-in take-away food shop, or
- (b) a building or place elsewhere specifically defined in this Schedule.

telecommunications facility has the same meaning as **facility** in the Commonwealth [Telecommunications Act 1997](#).

temporary sign is an advertisement of a temporary nature which:

- (a) announces any local event of a religious, educational, political, social or recreational character or relates to any temporary matter in connection with such event, and
- (b) does not include advertising of a commercial nature, except for the names of any sponsors of the event provided the sponsors names or logos remain subsidiary to the main announcement, and
- (c) is not displayed earlier than 28 days before the day on which the event is to take place.

A sign ceases to be a temporary sign if it is not removed within 14 days after the event.

the Act means the [Environmental Planning and Assessment Act 1979](#).

tourist facilities means an establishment providing for holiday accommodation or recreation and may include a boat shed, boat landing facilities, camping ground, caravan park, holiday cabins, hotel, house boat, marina, motel, playground, refreshment room, water sport facilities or a club used in conjunction with any such activities.

transport terminal means a building or place used as an airline terminal, a road transport terminal, a bus station or a bus depot.

uncharacteristic element means a building, work or place or a fixed component thereof on land shown coloured red on the map, or included in Schedule 5.

utility installation means a building or work used by a public utility undertaking, but does not include a building designed wholly or principally as administrative or business premises or as a showroom.

visitor facilities includes pathways and walking tracks, public toilets, seating, picnic and barbecue facilities, and shelters for park users.

warehouse means a building or place used for the storage of goods, merchandise or materials pending their sale and distribution to persons engaged in the retail trade.

Schedule 3 Heritage items

(Schedule 2)

*Note—

Indicates heritage items with interiors of heritage significance.

NSHS No	Address	Heritage significance
0039	3 Adderstone Avenue	Regional
0038	5 Adderstone Avenue	Regional
0047	9 Adderstone Avenue	Regional

0906	23 Albany Street, corner Oxley Street, Electricity Substation	Regional
0962	103 Alexander Street	Regional
2720	439 Alfred Street North	Local
0296	Alfred Street South, Alfred Street Entrance to Luna Park	State
1435	22 Alfred Street	Regional
1436	24 Alfred Street	Regional
1437	26A Alfred Street	Regional
1438	26 Alfred Street	Regional
1439	28 Alfred Street	Regional
0036	48-56 Alfred Street	State
0035	100 Alfred Street, Chinese Christian Church	Regional
0875	3 Amherst Street, Tarella	Regional
0417	3 Ancrum Street	Local
0418	5 Ancrum Street	Local
0419	7 Ancrum Street	Local
0420	9 Ancrum Street	Local
0421	23 Ancrum Street	Local
0423	27-29 Ancrum Street	Local
0424	31 Ancrum Street	Local
0425	39 Ancrum Street	Local
0426	41 Ancrum Street	Local
0413	2 Ancrum Street	Local
0412	8 Ancrum Street	Local
0411	10 Ancrum Street	Local
0415	38 Ancrum Street	Local
0416	58 Ancrum Street	Local
1187	Anderson Park	State
1018	11 Armstrong Street	Local

0359	Arthur Street and Arthur Lane Corner, Electricity Substation No 219	Regional
0361	23 Arthur Street	Local
1443	25 Arthur Street	Local
0362	27 Arthur Street	Local
1444	29 Arthur Street	Local
0363	31 Arthur Street	Local
1445	33 Arthur Street	Local
0364	24 Arthur Street	Local
0365	26 Arthur Street	Local
1440	28 Arthur Street	Local
0366	30 Arthur Street	Local
1441	32 Arthur Street	Local
1442	34 Arthur Street	Local
0964	114 Atchison Street	Regional
1302	37 Aubin Street, Aubin Cottage	Local
1301	39 Aubin Street	Regional
2710	10 Aubin Street	Local
2711	12 Aubin Street	Local
2712	14 Aubin Street	Local
1300	36 Aubin Street	Local
1225	44 Aubin Street, Clarence	Regional
1446	46 Aubin Street, Grafton	Regional
1228	2 Baden Road	Regional
2510	6 Baden Road	Local
2509	8 Baden Road	Local
0995	15 Balfour Street	Local
0996	22 Balfour Street	Local
0699	Balls Head Drive, former Coal Loader	State
0697	Balls Head Drive, former Quarantine Boat Depot	State
1133	Balls Head Drive, Balls Head Reserve	State

0769	Balls Head Reserve, Uncle Tom's Cabin	Regional
0691	Balls Head Foreshore Relics Group, Balls Head Drive	Local
0695	Balls Head Drive, Steps to former harbour pool	Local
0694	Balls Head Drive, Ring Bolt	Local
0693	Balls Head Drive, Ring bolt and iron screen	Local
0692	Balls Head Drive, remains of windlass spindle	Local
0823	Balls Head Drive, HMAS Waterhen Cliff-face	Regional
0690	Balls Head Road, Woodleys	Regional
	3a Balls Head Road, BP site	
0927	39 Balls Head Road	Local
0571	27 Bank Street	Local
0572	29 Bank Street	Local
0573	51 Bank Street	Local
1448	53 Bank Street	Local
0574	59 Bank Street	Local
0575	61 Bank Street	Local
0532	18 Bank Street	Local
0533	22 Bank Street	Local
0534	26 Bank Street	Local
0540	50 Bank Street	Local
0544	60 Bank Street	Local
0545	62 Bank Street	Local
0546	64 Bank Street	Local
0547	66 Bank Street	Local
1452	68 Bank Street	Local
0550	74 Bank Street	Local
1453	76 Bank Street	Local
0419	82 Bank Street	Local

0563	100 Bank Street	Local
1463	7 Bannerman Street	Regional
1464	9 Bannerman Street	Regional
1455	15 Bannerman Street, Arden Cottage	Local
1456	17 Bannerman Street, Gunida	Local
1457	19 Bannerman Street, Knoyle	Local
1458	21 Bannerman Street, Kyuna	Local
1458	21A Bannerman Street	Local
1459	23 Bannerman Street, Kinnell	Local
1460	25 Bannerman Street, Kapai	Local
1461	27 Bannerman Street, Kantara	Local
1462	29 Bannerman Street	Local
1022	8 Bannerman Street, Dalkeith	Regional
1142	Bay Road, Palm Trees, opposite Railway Station	Local
0822	Bay Road, Waverton Railway Station	Regional
	75 Bay Road	Local
1953	122 Bay Road, Waverton	Local
0557	Bayview Street stone retaining wall	Local
0554	1 Bayview Street	Local
0554	3 Bayview Street	Local
0554	5 Bayview Street	Local
0554	7 Bayview Street	Local
0554	9 Bayview Street	Local
0527	11 Bayview Street, Ildemere	Regional
0601	11A Bayview Street, Ildemere Boathouse	Regional
0554	23A Bayview Street	Local
0554	1/23B Bayview Street	Local
0554	2/23B Bayview Street	Local
0530	25 Bayview Street	Local
1466	27 Bayview Street	Local

1467	29 Bayview Street	Local
1468	31 Bayview Street	Local
1469	33 Bayview Street	Local
0902	135 Bellevue Street	Local
0907	143 Bellevue Street, Electricity Substation	Regional
1306	41 Ben Boyd Road	Local
1470	43 Ben Boyd Road	Local
1307	43A Ben Boyd Road	Local
1309	45 Ben Boyd Road	Local
1308	47 Ben Boyd Road	Local
1348	107 Ben Boyd Road	Regional
1339	179 Ben Boyd Road, Neutral Bay Public School	Regional
1303	6 Ben Boyd Road, Plaques commemorating Ben Boyd	Regional
1921	8 Ben Boyd Road	Local
1924	12A Ben Boyd Road	Local
1226	16 Ben Boyd Road, Bengallala (14 Ben Boyd Road)	Regional
1311	18 Ben Boyd Road	Local
1471	20 Ben Boyd Road	Local
1312	22 Ben Boyd Road	Local
1472	24 Ben Boyd Road	Local
1313	26 Ben Boyd Road	Local
1473	28 Ben Boyd Road	Local
1314	30 Ben Boyd Road	Local
1474	32 Ben Boyd Road	Local
1315	34 Ben Boyd Road	Local
1475	36 Ben Boyd Road	Local
1227	56 Ben Boyd Road, Mt. Edgecombe	Regional
2000	Ben Boyd Road (Customs Marine Centre)	Local

1041	19 Bennett Street, Ingleneuk	Local
2634	33 Bennett Street	Local
1023	36 Bennett Street	Local
1024	38 Bennett Street	Local
1025	40 Bennett Street	Local
1026	42 Bennett Street	Local
1040	5 Bertha Road	Local
1405	17 Bertha Road	Local
1028	4 Bertha Road	Regional
1027	24 Bertha Road	Local
0020	Bligh Street, Electricity Substation No 217	Regional
0678	Blues Point foreshore shelf	Regional
0677	Blues Point Waterfront Group, Blues Point Road and Henry Lawson Drive	State
0686	Blues Point, World War II Observation Post and stone stair	Regional
0681	Blues Point vehicular ferry dock, Blues Point Road, south end cul-de-sac	Regional
0684	Blues Point Road, bollard	Local
0685	Blues Point Road, bollard with chain	Local
0687	Blues Point Road, excavation	Regional
0688	Blues Point Road, steps with bollards	Local
0683	Blues Point Road, stone retaining wall	Local
0308	Blues Point Road (No 179), St Peter's Presbyterian School Hall	Regional
0309	Blues Point Road (12 Miller Street), St Peter's Presbyterian School House	Regional
0604	33 Blues Point Road	Regional
0605	37 Blues Point Road	Regional
0606	39 Blues Point Road	Regional
0607	43 Blues Point Road	Regional
0619	101 Blues Point Road (house excluding shop)	Regional

0634	143-147 Blues Point Road	Regional
0635	149-151 Blues Point Road	Regional
0636	163 Blues Point Road	Regional
0637	167 Blues Point Road	Regional
1484	169 Blues Point Road	Regional
0638	193 Blues Point Road	Regional
1485	195 Blues Point Road	Regional
1486	197 Blues Point Road	Regional
0639	201 Blues Point Road	Regional
1487	203 Blues Point Road	Regional
1488	205 Blues Point Road	Regional
1489	207 Blues Point Road	Regional
0599	14-28 Blues Point Road (Blues Point Tower)	State
2041	30-40 Blues Point Road	Local
0643	54-56 Blues Point Road	Regional
0644	58 Blues Point Road	Regional
0645	74 Blues Point Road	Regional
0647	80 Blues Point Road	Regional
1500	112 Blues Point Road	Regional
1501	114 Blues Point Road	Regional
0649	120 Blues Point Road	Regional
0650	124 Blues Point Road	Regional
1502	124A Blues Point Road	Regional
0653	136 Blues Point Road	Regional
1508	138 Blues Point Road	Regional
0654	140 Blues Point Road	Regional
0656	142 Blues Point Road	Regional
1508	144 Blues Point Road	Regional
1510	148 Blues Point Road	Regional
1511	150 Blues Point Road	Regional

0661	152 Blues Point Road	Regional
1512	154 Blues Point Road	Regional
1513	156 Blues Point Road	Regional
0662	176 Blues Point Road (Clifton Flats)	Regional
0663	178-180 Blues Point Road (La Potiniere Restaurant)	Regional
1330	182 Blues Point Road	Local
0664	208-210 Blues Point Road	Regional
0310	218 Blues Point Road (St Peters Presbyterian Church and grounds)	Regional
0311	218 Blues Point Road (St Peters Presbyterian Church Manse)	Regional
1140	Bogota Avenue, Head of Shell Cove	Regional
1210	15 Bogota Avenue, Sydney Ancher House	State
1215	17 Bogota Avenue, Arden	Local
1465	29 Bogota Avenue	Regional
1059	33 Boyle Street	Local
0028	Bradfield Park	State
0217	Bradley Avenue, east end, Careening Cove slipways and seawall	Regional
0222	3 Bray Street	Local
1520	5 Bray Street	Local
0223	7 Bray Street	Local
1521	9 Bray Street	Local
0224	11 Bray Street	Local
1522	11A Bray Street	Local
0225	15 Bray Street	Local
0226	17 Bray Street	Local
0227	21 Bray Street	Local
0228	23 Bray Street	Local
0229	25 Bray Street	Local
0230	2 Bray Street	Local

0231	4 Bray Street	Local
0232	6 Bray Street	Local
0233	8 Bray Street	Local
0234	10 Bray Street	Local
0235	16 Bray Street	Local
1523	18 Bray Street	Local
1132	Brennan Park	Local
1045	5 Bromley Avenue, Balangowan	Regional
1043	2 Bromley Avenue	Local
1046	4 Bromley Avenue, Roslyn	Local
1044	6 Bromley Avenue	Regional
0015	Broughton and McDougall Street Corner, Greenway Flats	State
*0016	7–9 Broughton Street, St John The Baptist Church	State
0021	11 Broughton Street, The Fantasia Preschool	Local
1344	5 Burroway Street	Local
1345	7 Burroway Street	Regional
0018	29 Burton Street—St Aloysius (14–24 Bligh Street)	State
1376	1 Byrnes Avenue	Regional
1524	3 Byrnes Avenue	Regional
1525	5 Byrnes Avenue	Regional
1375	7 Byrnes Avenue	Regional
1526	9 Byrnes Avenue	Regional
1374	2 Byrnes Avenue	Regional
1527	4 Byrnes Avenue	Regional
1528	6 Byrnes Avenue	Regional
1373	8 Byrnes Avenue	Regional
1529	10 Byrnes Avenue	Regional
1530	12 Byrnes Avenue	Regional

1389	14 Byrnes Avenue	Regional
1531	16 Byrnes Avenue	Regional
1146	Cammeray Park including golf course	Regional
0010	11-27 Carabella Street, Ormiston	Local
0011	31 Carabella Street, Keston	Regional
0022	45 Carabella Street, Kirribilli Court Private Hotel	Local
0002	69 Carabella Street, Fairhaven	State
0007	71 Carabella Street, Araluen House	State
0066	73-87 Carabella Street, Elemang	State
	113 Carabella Street	Local
2007	119 Carabella Street	Local
0151	135 Carabella Street	Regional
0019	8 Carabella Street	Local
0003	10 Carabella Street	Local
0005	12A Carabella Street, Glenferrie Private Hotel	Local
0023	28 Carabella Street	Local
0004	40 Carabella Street	Local
1532	42 Carabella Street	Local
0006	44 Carabella Street	Local
0014	48 Carabella Street, Burnleigh	State
0013	54 Carabella Street	State
0012	56 Carabella Street	State
1533	58 Carabella Street	State
0008	64 Carabella Street	Local
0009	66 Carabella Street	Local
0153	100 Carabella Street	Regional
1577	102 Carabella Street	Regional
1578	104 Carabella Street	Regional
1579	106 Carabella Street	Regional
1580	108 Carabella Street	Regional

2721	37 Carr Street	Local
1952	47 Carr Street	Local
2713	22 Carr Street	Local
2714	24 Carr Street	Local
0904	5-7 Carter Street, All Saints Church	Local
1328	1-9 Chandos Street	Regional
0807	Church and West Streets corner, St Thomas' Church Rectory	Regional
0808	Church and McLaren Streets corner, St Thomas' Kindergarten Hall	Regional
*0809	34 Church St (corner West and Church Streets) St Thomas' Church	State
0460	9 Chuter Street	Local
1534	11 Chuter Street	Local
0453	2 Chuter Street	Local
1535	4 Chuter Street	Local
1536	6 Chuter Street	Local
1537	8 Chuter Street	Local
1538	10 Chuter Street	Local
1421	Clark Park	Regional
2049	14 Clark Road	Local
2050	16 Clark Road	Local
0302	28 Clark Road, Chamonix	Local
1544	30 Clark Road	Local
2048	32 Clark Road	Local
0301	34 Clark Road	Local
1545	36 Clark Road	Local
1335	28-34 Clarke Street, The St Leonards Centre	Regional
1053	13 Claude Avenue	Local
1047	6 Claude Avenue	Regional
1048	8 Claude Avenue	Regional

1049	10 Claude Avenue	Regional
1050	12 Claude Avenue	Regional
1051	14 Claude Avenue	Regional
0405	21 Clifton Street	Local
0407	35 Clifton Street	Local
0404	22 Clifton Street	Local
1551	24 Clifton Street	Local
0901	12 Colin Street, Heatherbrae and stables	Regional
0256	Commodore Crescent, east side, south side of railway, Down Waverton Home signal with calling on arm	Regional
0260	Commodore Crescent, Subway Overbridge	Local
0700	3 Commodore Crescent, Monte Cristo	Regional
1054	7 Cranbrook Avenue, Belvedere	State
1055	11 Cranbrook Avenue, Egglemont	Regional
1056	24 Cranbrook Avenue	Local
1057	32 Cranbrook Avenue	Local
1058	34 Cranbrook Avenue	Local
1060	Cremorne Point, Robertsons Point Lighthouse	State
1141	Cremorne Reserve, including Robertsons Point	Regional
1061	1 Cremorne Road, Lang Warren Flats	Regional
1062	9 Cremorne Road	Regional
3094	15 Cremorne Road	Local
3093	17 Cremorne Road	Local
1063	27 Cremorne Road	Local
1064	45 Cremorne Road	Local
1066	53 Cremorne Road, Glen Isla	Local
1937	55 Cremorne Road	Local
	57 Cremorne Road	Local
1067	83 Cremorne Road	Local

1070	14 Cremorne Road	Regional
1071	18-20 Cremorne Road	Local
1072	26 Cremorne Road	Regional
1074	56 Cremorne Road	Local
1073	58 Cremorne Road	Local
1092	60 Cremorne Road	Local
1552	62 Cremorne Road	Local
1581	5 Darley Street	Local
1582	7 Darley Street	Local
1583	9 Darley Street	Local
1584	11 Darley Street	Local
1585	13 Darley Street	Local
1586	15 Darley Street	Local
1587	17 Darley Street	Local
1588	19 Darley Street	Local
1589	31 Darley Street	Local
1590	35 Darley Street	Local
1591	37 Darley Street	Local
1592	6 Darley Street	Local
1593	10 Darley Street	Local
1594	12 Darley Street	Local
1595	14 Darley Street	Local
1596	16 Darley Street	Local
1597	18 Darley Street	Local
1598	20 Darley Street	Local
1599	22 Darley Street	Local
1600	24 Darley Street	Local
1601	26 Darley Street	Local
1602	28 Darley Street	Local
1603	30 Darley Street	Local
1075	9 Davidson Parade, Dunbrody	Regional

0198	3 Doris Street	Local
1553	5 Doris Street	Local
0199	7 Doris Street	Local
1554	9 Doris Street	Local
0200	11 Doris Street	Local
0201	11A Doris Street	Local
0202	15 Doris Street	Local
1950	17 Doris Street	Local
0203	19 Doris Street	Local
0204	23 Doris Street	Local
0205	25 Doris Street	Local
0206	27-29 Doris Street	Local
0207	31 Doris Street	Local
0208	33 Doris Street	Local
0209	35 Doris Street	Local
0210	4 Doris Street	Local
0211	8 Doris Street	Local
0212	10 Doris Street	Local
0213	12 Doris Street, Dorking	Local
0214	14 Doris Street	Local
0215	18 Doris Street	Local
0812	1 Doohat Avenue	Local
0709	25 Dumbarton Street, Randall Cottage	Regional
0484	50 Dumbarton Street (53 Union Street)	Local
0680	Between 1 and 3 East Crescent Street, ferry access steps	Regional
0622	3 East Crescent Street	Local
0623	5 East Crescent Street	Local
0624	7 East Crescent Street, ADEA Court Apartment Building	Local
	9 East Crescent Street, seawall	
0625	11 East Crescent Street	Local

0626	15 East Crescent Street	Local
0627	19 East Crescent Street	Local
	21 East Crescent Street, seawall	
0590	23-25 East Crescent Street	Regional
0591	29 East Crescent Street	Local
	33 East Crescent Street, seawall	
1408	43 East Crescent Street, Lurline	Local
0598	47 East Crescent Street	Local
0597	49 East Crescent Street	Local
0592	6 East Crescent Street	Local
0593	12 East Crescent Street	Local
0594	14 East Crescent Street	Local
0595	24 East Crescent Street	Local
0596	26 East Crescent Street	Local
1407	9 Eaton Street, Henbury Villa	Regional
0811	11 Edward Street	Local
1555	13 Edward Street	Regional
0805	45 Edward Street	Local
0771	49 Edward Street	Local
0772	51 Edward Street	Local
0773	53 Edward Street	Local
0774	55 Edward Street	Local
0775	57 Edward Street	Local
0776	59 Edward Street	Local
0777	61 Edward Street	Local
0778	63 Edward Street	Local
0779	65 Edward Street	Local
0780	67 Edward Street, Kenilworth	Local
*0830	20 Edward Street, Graythwaite, including outbuildings and grounds	State
0831	22 Edward Street, Upton Grange	State

0829	28 Edward Street	Local
0828	32 Edward Street	Local
0810	40 Edward Street, Rockleigh Grange	Regional
0827	46 Edward Street, Whare Aroha	Local
0826	48 Edward Street	Local
0073	5 Elamang Avenue	Regional
2009	15 Elamang Avenue	Local
2008	17 Elamang Avenue	Local
0074	29 Elamang Avenue	State
0075	47 Elamang Avenue	Local
	8 Elamang Avenue	Local
0092	10 Elamang Avenue, Vandaura	Regional
1100	1 Ellalong Road	Regional
1099	7 Ellalong Road	Regional
1567	317 Ernest Street	Regional
1568	319 Ernest Street	Regional
1569	321 Ernest Street	Regional
1570	323 Ernest Street	Regional
1571	325 Ernest Street	Regional
0432	3 Euroka Street	Local
0433	5 Euroka Street	Local
0434	7 Euroka Street	Local
1572	9 Euroka Street	Local
0435	11 Euroka Street	Local
1573	13 Euroka Street	Local
0440	61 Euroka Street	Local
0443	26 Euroka Street	Local
1606	28 Euroka Street	Local
1607	30 Euroka Street	Local
0444	34 Euroka Street	Local
0445	36 Euroka Street	Local

1608	38 Euroka Street	Local
0446	40 Euroka Street, Ferryman	Local
0447	42 Euroka Street	Local
0448	44 Euroka Street	Local
0449	50 Euroka Street	Local
0764	Falcon Street, Sewerage Vent, southwest of Warringah Expressway	Regional
1008	69 Falcon Street, former Church of Christ	Regional
0925	127 Falcon Street, North Sydney Boy's High	Local
0978	182 Falcon Street, Winstone	Regional
0979	184 Falcon Street	Regional
0980	186 Falcon Street	Regional
0981	188 Falcon Street	Regional
0893	210 Falcon Street	Local
1610	212 Falcon Street	Local
1611	214 Falcon Street	Local
1612	216 Falcon Street	Local
1101	12 Fifth Avenue	Regional
0017	14 Fitzroy Street, Illingullin	State
0001	16-18 Fitzroy Street, Kirribilli Neighbourhood Centre	Regional
0117	20 Fitzroy Street	Regional
1613	22 Fitzroy Street	Regional
1614	24 Fitzroy Street	Regional
1615	26 Fitzroy Street	Regional
0118	28 Fitzroy Street	Regional
1616	30 Fitzroy Street	Regional
1617	32 Fitzroy Street	Regional
0119	34 Fitzroy Street	Regional
0120	36 Fitzroy Street	Regional

0121	38 Fitzroy Street, Morookra	Regional
0122	40 Fitzroy Street, Oakdene	Regional
0123	42 Fitzroy Street	Regional
0124	44 Fitzroy Street	Regional
1618	46 Fitzroy Street	Regional
0125	48 Fitzroy Street	Regional
1619	50 Fitzroy Street	Regional
1102	1 Florence Lane	Local
1103	7 Florence Street	Local
1197	Forsyth Park, two former oil tanks	Regional
0713	5 French Street	Regional
1620	7 French Street	Regional
1621	9 French Street	Regional
1622	11 French Street	Regional
1623	13 French Street	Regional
0711	2 French Street	Regional
0712	16 French Street	Regional
1104	22 Gerard Street	Regional
1105	24 Gerard Street	Regional
0949	13 Gillies Street	Regional
0950	20 Gillies Street, Astley Bank	Regional
0264	Glen Street, north of Dind Street, former Glen Street tram terminus	Regional
	2-2A Glen Street	Regional
1188	Grafton Street, opposite Fall Street, remains of Willoughby Falls	Regional
1110	Green Street, Site of Cremorne smelter, east of No 5 Green Street	State
1107	3 Green Street	State
1108	5 Green Street, The Laurels	State
1109	6 Green Street	State

1111	8 Green Street, Sydney Amateur Sailing Club	Regional
1113	7 Guthrie Avenue	Local
1112	10 Guthrie Avenue, Bundabulla	Regional
1114	6 Hampden Avenue	Local
1624	2 Hampden Street	Local
1625	4 Hampden Street	Local
1626	6 Hampden Street	Local
1627	8 Hampden Street	Local
1628	10 Hampden Street	Local
1629	12 Hampden Street	Local
1630	14 Hampden Street	Local
1269	3-5 Harriette Street	Regional
1268	27 Harriette Street	Local
1631	14 Harriette Street, Walumetta	Local
1632	18 Harriette Street, Ben Nevis	Local
1265	34 Harriette Street	Regional
1351	4 Harrison Street	Local
1352	6 Harrison Street	Local
1353	8 Harrison Street	Local
1354	10 Harrison Street	Local
1355	12 Harrison Street	Local
1336	14 Harrison Street	Regional
1019	23 Hayberry Street	Local
1010	14 Hayberry Street, former hall	Regional
0966	82 Hayberry Street	Regional
1020	104 Hayberry Street	Local
1296	1-7 Hayes Street	Local
1218	19-21 Hayes Street former Neutral Bay Post Office	Regional
1377	Hayes Street, Neutral Bay Wharf	Regional
1379	2 Hayes Street, The Hastings	Regional

1378	4 Hayes Street	Regional
1172	Hazelbank Road, Plane Trees, north of intersection with Gillies Street	Regional
0679	Henry Lawson Drive, former tram turning circle and McMahons Point ferry wharf	Regional
0682	1/1A Henry Lawson Drive, Former Holmes' residence and slipway	Regional
0554	2A Henry Lawson Drive, seawall	Local
1174	High Street, east end, Kesterton Park	Regional
0045	119 High Street, Rocklea	Regional
0046	123 High Street, Kenilworth	Regional
2025	141 High Street	Local
2027	145 High Street	Local
2028	151 High Street	Local
*2032	165 High Street	Local
0219	68 High Street	Local
0218	100-108 High Street	Local
2022	110 High Street	Local
0042	114 High Street, Cliff Bank	Regional
0042	114A High Street	Regional
0041	116 High Street, Heatherlie	Regional
0037	118-138 High Street, gasworks remains, HMAS Platypus	State
0064	142 High Street	Local
0044	144 High Street, Rockcliff Mansions	Regional
0049	11 Hipwood Street, Newton	Regional
0040	23 Hipwood Street, Newton	Regional
1634	2 Hipwood Street	Local
1635	4 Hipwood Street	Local
1636	6 Hipwood Street	Local
1637	8 Hipwood Street	Local
1638	10 Hipwood Street	Local

1639	12 Hipwood Street	Local
1115	Hodgson Avenue, site of Cremorne coal bore	Regional
1128	14 Hodgson Avenue	Local
0133	11 Holbrook Avenue, Sunnyside	State
0128	17 Holbrook Avenue	Regional
0129	19 Holbrook Avenue, The Walder Apartments	Regional
0130	21 Holbrook Avenue, The Mayfair Apartments	Regional
0131	23 Holbrook Avenue, Renown	Regional
0132	25 Holbrook Avenue	Regional
0127	2 Holbrook Avenue, Mt Warwick Apartments	Regional
0063	6 Holbrook Avenue, Huntingdon Apartments	Regional
1116	125 Holt Avenue	Local
0958	6 Holtermann Street, Crows Nest performing arts centre	Regional
0959	8 Holtermann Street, Uniting Church Hall	Regional
0960	10 Holtermann Street, Uniting Church Parsonage	Regional
1032	86 Holtermann Street	Regional
1266	1 Honda Road	Regional
1267	3 Honda Road	Regional
1117	20 Iredale Avenue	Local
0989	19 Ivy Street, Kyneton Apartments	Local
0079	Jeffreys Street, Copes Lookout, east side of wharf	Regional
0083	18 Jeffreys Street	Regional
1640	20 Jeffreys Street	Regional
1641	22 Jeffreys Street	Regional
1642	24 Jeffreys Street	Regional
0084	26 Jeffreys Street	Regional

1643	28 Jeffreys Street	Regional
1644	30 Jeffreys Street	Regional
1645	32 Jeffreys Street	Regional
0085	34 Jeffreys Street	Regional
1646	36 Jeffreys Street	Regional
1647	38 Jeffreys Street	Regional
1648	40 Jeffreys Street	Regional
1649	42 Jeffreys Street	Regional
0086	44 Jeffreys Street	Regional
1650	46 Jeffreys Street	Regional
1651	48 Jeffreys Street	Regional
1652	50 Jeffreys Street	Regional
1120	Kareela Road foreshore of Mosman Bay, Old Cremorne Wharf	Regional
1121	15 Kareela Road, Lilienfels	Local
0607	43 Kareela Road	Regional
1127	63 Kareela Road, Coomera	Local
2688	26 Kareela Road	Local
1119	28 Kareela Road, Nenagh	Local
	68 Kareela Road	Local
0037	1 Kiara Close—gasworks remains	State
0689	King Street, Former King Street wharf	Regional
0696	King/Ross Street, Oyster Cove Gasworks Buildings	State
0993	25 King Street	Local
0994	27 King Street	Local
0792	31 King Street, Rinaultrie	Local
1390	33 King Street, St Elmo	Local
0990	35 King Street	Local
0991	37 King Street, Miroma	Local

0253	King George Street/Lavender Crescent, Blues Point: Lavender Bay Railway Tunnel	State
0556	King George Street, Lavender Bay Low- Level Sewerage Pumping Station	Regional
0528	3 King George Street	Local
1653	5 King George Street	Local
1654	7 King George Street	Local
1655	9 King George Street	Local
0559	11 King George Street	Local
0558	15 King George Street	Local
1656	17 King George Street	Local
0553	23A King George Street, Sail Australia Boatsheds	Regional
0134	Kirribilli Avenue, foreshore in front of Mary Booth Park and 55 and 59 Kirribilli Avenue, boatslips, sandstone walling, cliff face	Regional
0135	55 Kirribilli Avenue, Elsiemere	Regional
0136	59 Kirribilli Avenue, Studley Royal	Regional
0137	83 Kirribilli Avenue, Rydal	Local
0093	107 Kirribilli Avenue, St Julian	Regional
0101	109 Kirribilli Avenue, Kirribilli Point Fortifications	State
0103	109 Kirribilli Avenue, Admiralty House	State
0104	111 Kirribilli Avenue, Kirribilli House	State
0102	40 Kirribilli Avenue	Local
1657	42 Kirribilli Avenue	Local
2716	88 Kirribilli Avenue	Local
0105	106 Kirribilli Avenue, Cabana Apartments	Regional
0106	126 Kirribilli Avenue, Soma	Local
1135	Kurraba Road, Kurraba Point Reserve including Hodgson and Spains Lookouts	State
0315	1 Kurraba Road	Local

1661	3 Kurraba Road	Local
0316	5 Kurraba Road	Local
1662	7 Kurraba Road	Local
0317	9 Kurraba Road	Local
1663	11 Kurraba Road	Local
0318	13 Kurraba Road	Local
1664	15 Kurraba Road	Local
0319	17 Kurraba Road	Local
1665	19 Kurraba Road	Local
0320	23 Kurraba Road	Local
0322	25 Kurraba Road	Local
0324	31 Kurraba Road, Kurraba Cottage	Local
0325	33 Kurraba Road	Local
1234	47 Kurraba Road	Local
1235	49 Kurraba Road	Local
1236	51 Kurraba Road	Local
1666	53 Kurraba Road	Local
1237	55 Kurraba Road	Local
1238	57 Kurraba Road	Local
1667	59 Kurraba Road	Local
1239	65 Kurraba Road, Wavertree	Local
1240	67 Kurraba Road	Local
1668	69 Kurraba Road	Local
1324	71 Kurraba Road	Local
1387	75 Kurraba Road	Regional
1386	77 Kurraba Road	Local
1388	95 Kurraba Road	Local
1382	115A Kurraba Road, Once Upon A Time	Local
0326	2 Kurraba Road	Local
1669	4 Kurraba Road	Local
0321	6 Kurraba Road	Local

1670	8 Kurraba Road	Local
0327	10 Kurraba Road	Local
1671	12 Kurraba Road	Local
0328	16 Kurraba Road	Local
0329	18 Kurraba Road	Local
1672	20 Kurraba Road	Local
0330	28 Kurraba Road	Local
1673	30 Kurraba Road	Local
0331	38 Kurraba Road	Local
1304	68 Kurraba Road	Local
1385	72 Kurraba Road, Lucellen	Local
1320	102 Kurraba Road	Local
1370	130 Kurraba Road	Local
1369	132 Kurraba Road, Mona	Regional
1384	142 Kurraba Road	Regional
1383	144 Kurraba Road	Regional
1244	146 Kurraba Road, Hollowforth	State
1323	168 Kurraba Road, Casa Madrona	Regional
1229	172 Kurraba Road, Edzell House	Regional
1230	174B Kurraba Road	Regional
1231	176 Kurraba Road, Gingie	Regional
0986	24 Larkin Street	Regional
0928	40 Larkin Street, Oakhill	Local
0987	44 Larkin Street, Cheltenham	Local
0371	Lavender Bay, Neptune Engineering Site	Regional
0236	Lavender Bay Railway Line, between Luna Park and Waverton Railway Station, including the following:	Regional
0258	Footbridge between Union Street and Commodore Crescent	Local
0261	Mile post between Woolcott Street and Union Street SW side of line	Local

0257	John Street Railway Bridge, John Street	Local
0239	Original Milson's Point Station Line, NE of Luna Park	Local
0245	Railway viaduct, Lavender Bay	State
0241	Railway Marshalling Yards, Lavender Bay	Regional
0254	Manual quadrant signal, north side 40m east of railway tunnel	Regional
0243	Steps leading from marshalling yard to tram terminus, north edge of Lavender Bay Marshalling yards	Regional
0259	Lavender Bay Up Landmark, Lavender Bay Line, north side	Local
0237	Rubble seawall, railway marshalling yard, Lavender Bay	Local
0255	Brick retaining wall, south of John Street	State
0249	Working platform, south of John Street	Local
0247	Signal box, south of tunnel, Lavender Bay	Local
0248	Lavender Bay starting signal, 40m east of Railway Tunnel, Lavender Bay	Local
0554	Lavender Bay seawalls and boat slips	Regional
0552	Lavender Crescent, Lavender Crescent stone wall	Regional
0369	19-21 Lavender Street	Regional
0312	23 Lavender Street, Quibree	Regional
0402	41 Lavender Street	Local
0374	43 Lavender Street	Local
0375	45 Lavender Street	Local
0389	10 Lavender Street	Regional
1674	12 Lavender Street	Regional
1675	14 Lavender Street	Regional
1676	16 Lavender Street	Regional
1677	18 Lavender Street	Regional
1678	20 Lavender Street	Regional
1679	22 Lavender Street	Regional

1680	24 Lavender Street	Regional
0385	26 Lavender Street, Gateposts and fence of former Folkestone House	Regional
0313	28 Lavender Street, Christ Church Rectory	Regional
1356	16 Lindsay Street—former St Josephs Catholic Church (now hall)	Regional
1357	16 Lindsay Street—St Josephs Catholic Church	Regional
1129	6 Lodge Road, Warringah Lodge	Regional
1337	11 Lord Street	Regional
0760	32 Lord Street	Local
1686	34 Lord Street	Local
1687	36 Lord Street	Local
1688	38 Lord Street	Local
0761	40 Lord Street	Local
1689	42 Lord Street	Local
1690	44 Lord Street	Local
1691	46 Lord Street	Local
0762	48 Lord Street	Local
1692	50 Lord Street	Local
1693	52 Lord Street	Local
0891	1 Lytton Street	Local
1694	3 Lytton Street	Local
0976	11 Lytton Street	Regional
0931	8 Lytton Street	Local
1695	10 Lytton Street	Local
1696	22 Lytton Street	Regional
0932	26 Lytton Street	Regional
1697	28 Lytton Street	Regional
1698	30 Lytton Street	Regional
	7 Manns Avenue	Local

1294	9-11 Manns Avenue	Regional
1295	2 Manns Avenue, Elevera	Local
0194	1 Margaret Street, Carlettie	Local
1700	3 Margaret Street	Local
0195	5 Margaret Street	Local
1699	7 Margaret Street	Local
1329	4-6 Margaret Street	Local
0188	8 Margaret Street, Albert House	Local
0189	10 Margaret Street, Inglewood Cottage	Local
0190	12 Margaret Street	Local
0191	18 Margaret Street	Local
0192	20 Margaret Street	Local
1710	22 Margaret Street	Local
0193	24 Margaret Street	Local
0108	17 McDougall Street	Local
1702	19 McDougall Street	Local
0109	21 McDougall Street	Local
1703	23 McDougall Street	Local
0110	25 McDougall Street	Local
1704	27 McDougall Street	Local
0111	31 McDougall Street	Local
1705	33 McDougall Street	Local
0112	35 McDougall Street	Local
1706	37 McDougall Street	Local
1707	39 McDougall Street	Local
0113	74 McDougall Street, Low Level Sewerage Pumping Station No 33	Regional
1708	76 McDougall Street, Sydney Flying Squadron Ltd	Regional
1709	78 McDougall Street, Ensemble Theatre	Regional
*0305	19 Mackenzie Street	Regional

0370	19 Mackenzie Street, St Francis Xaviers School Hall	Regional
0304	20 Mackenzie Street St Francis Xaviers Presbytery	State
0781	32 McHatton Street	Local
0857	3 McLaren Street, Torwood	Regional
0866	8 McLaren Street	Regional
0858	9 McLaren Street, Grahwey	Regional
0867	10 McLaren Street	Regional
0859	11 McLaren Street, Kelvin	Regional
0860	21-23 McLaren Street	Regional
0861	25 McLaren Street, Tara	Regional
0862	27 McLaren Street, Stormanston	Regional
0863	29 McLaren Street, Fairhaven	Regional
0864	31-33 McLaren Street	Regional
0868	12 McLaren Street	Regional
0855	34 McLaren Street, Memorial Hall of St Thomas	Regional
0869	34 McLaren Street	Regional
1326	41 McLaren Street, Simsmetal House	Regional
0670	48 Middle Street	Local
0030	2-74 Middlemiss St (bays under expressway) refer to Sydney Harbour Bridge and approach viaducts	Regional
0714	1 Mil Mil Street	Regional
0716	5 Mil Mil Street	Regional
1205	219 Military Road, Former Cremorne Post Office/telephone exchange	Regional
1206	221 Military Road, Watersleigh Court Flats	Regional
1245	116 Military Road, former Neutral Bay Tram Depot and Water Tower	Regional
1338	194 Military Road	Regional
1713	196 Military Road	Regional

1346	228 Military Road, former CBC Bank	Regional
1334	274 Military Road, SCEGGS Redlands	Regional
1198	386 Military Road, Cremorne Orpheum Theatre	State
0922	Miller Street, The North Bridge	State
0763	103 Miller Street (36 Blue Street, Greenwood)	State
0854	105-153 Miller Street, MLC Centre	State
0834	187 Miller Street	Local
0852	199 Miller Street, The Rag & Famish Hotel	Regional
1331	201 Miller Street	Regional
1423	232-232A Miller Street, Jago's Cafe	Regional
0870	240 Miller Street, Trewyn Terraces	Local
1714	242 Miller Street, Trewyn Terraces	Local
0850	243 Miller Street, Four Seasons Gallery	Regional
1715	244 Miller Street, Trewyn Terraces	Local
1716	246 Miller Street, Trewyn Terraces	Local
0871	248 Miller Street, Trewyn Terraces	Local
0849	255-257 Miller Street	Local
1009	263 Miller Street	Local
0843	269 Miller Street, The Independent Theatre	Regional
0307	10 Miller Street	Local
0309	12 Miller Street, St Peters Presbyterian School House	Regional
0894	128 Miller Street, Monte Sant Angelo College Including:	Regional
0845	Masalou	Regional
*0846	Monte Sant Angelo Chapel	Regional
0847	Monte Sant Angelo Mercy Hall	Regional
0848	192 Miller Street, O'Regan	Regional
0865	196 Miller Street, Lincontro Restaurant	Regional

0851	200 Miller Street North Sydney Council Chambers Fountain in park adjacent to Council Chambers	Regional
1422	200 Miller Street, Wyllie Wing	Local
1013	292-294 Miller Street, The North Sydney Hotel	Regional
1925	336 Miller Street, Wieewa	Local
1926	338 Miller Street, Franklea	Local
1006	9 Milner Crescent	Regional
0935	13 Milner Crescent	Local
0933	17 Milner Crescent	Local
0937	27 Milner Crescent	Local
1007	29 Milner Crescent, Morville	Local
1005	54 Milner Crescent, Wyagdon	Local
0936	56 Milner Crescent	Local
0942	3 Milray Avenue	Local
1139	Milson Park	Local
0026	Milson's Point, seawall and wharf site	State
1166	Milson Road, Low Level Sewerage Pumping Station No 57	Regional
1148	Milson Road/Wharf Road, Former tram turning loop and ferry interchange	Regional
1149	Milson Road/Wharf Road, former Tram terminus shed	Regional
1181	1 Milson Road, Wallenundgal	Regional
1182	3 Milson Road, The Waldorf Apartments	Regional
1183	11 Milson Road, The Oriental Flats	Regional
1150	13 Milson Road, Warrigal Flats	Local
1152	33 Milson Road	Local
1152	37 Milson Road	Local
1155	59 Milson Road, Blackwood	Regional
1156	61 Milson Road, Mobarik	Regional
1157	63 Milson Road, Eventide	Regional

1159	67 Milson Road, Coolooba	Regional
1160	73 Milson Road, Riviera Flats	Regional
1161	101 Milson Road	Regional
1158	119 Milson Road	Local
1162	14 Milson Road	Regional
1163	16 Milson Road	Local
1164	18 Milson Road, Woollooware	Regional
1184	32 Milson Road	Regional
1189	82 Milson Road	Regional
1190	84 Milson Road	Local
1191	86 Milson Road, Mayfair Court	Regional
1192	88 Milson Road	Regional
1193	90 Milson Road	Regional
1194	96 Milson Road	Regional
1195	136 Milson Road	Regional
1196	138 Milson Road	Regional
	146 Milson Road	Local
0718	1 Mitchell Street, Farinbourne	Regional
0720	7 Mitchell Street	Regional
0721	11 Mitchell Street	Regional
0722	13 Mitchell Street	Regional
0723	2 Mitchell Street, Waterview	Regional
0724	10 Mitchell Street, Tamas	Regional
0725	12 Mitchell Street	Regional
0726	48-50 Mitchell Street	Regional
1349	Montpelier Street, horse trough	Regional
1168	8 Montague Road	Local
1546	18 Morton Street	Local
1547	20 Morton Street	Local
1548	22 Morton Street	Local
1549	24 Morton Street	Local

1550	26 Morton Street	Local
0838	Mount Street Plaza, Old GPO Column	Regional
0765	7-11 Mount Street, St Josephs Convent School and Chapel	Regional
0806	16 Mount Street, North Sydney Telephone Exchange—two storey building corner Mount & William Sts	Regional
0839	51 Mount Street, Former Bank of NSW	Regional
0836	67 Mount Street	Local
0835	67-69 Mount Street (No 67A) façade of S. Thompson Building	Local
1556	2A Mount Street (aka 9 Edward Street)	Regional
0250	Munro and John Streets, Sandstone cliff behind boat yard east side of Berry's Bay	Local
0702	Munro Street and John Street, Stannard Bros Shipyard and Associated industrial buildings	Regional
0706	10 Munro Street	Regional
	16-18 Munro Street	
1167	7 Murdoch Street	Local
1021	57 Murdoch Street (2 Allister Street) former Cremorne Hall	Regional
1143	57 Murdoch Street, Cremorne Girls High School	Regional
1171	59 Murdoch Street	Local
1170	61 Murdoch Street	Local
1169	58 Murdoch Street	Local
1224	82 Murdoch Street, Willsdene Hall	Local
0798	1 Napier Street	Regional
1717	3 Napier Street	Regional
1718	5 Napier Street	Regional
1719	7 Napier Street	Regional
*0796	6 Napier Street, Don Bank	Regional
0340	3 Neutral Street	Local

1720	5 Neutral Street	Local
0341	7 Neutral Street	Local
1721	9 Neutral Street	Local
0342	11 Neutral Street	Local
0343	13 Neutral Street	Local
0344	15 Neutral Street	Local
0345	17 Neutral Street	Local
0346	19 Neutral Street	Local
1722	21 Neutral Street	Local
1723	23 Neutral Street	Local
0347	31 Neutral Street	Local
1724	33 Neutral Street	Local
1725	35 Neutral Street	Local
1726	37 Neutral Street	Local
0349	39 Neutral Street	Local
0350	41 Neutral Street	Local
1727	41A Neutral Street	Local
0351	43 Neutral Street	Local
0352	45 Neutral Street	Local
0353	47 Neutral Street	Local
0354	49 Neutral Street	Local
1728	51 Neutral Street	Local
0355	53 Neutral Street	Local
1729	55 Neutral Street	Local
0356	57 Neutral Street	Local
0357	59 Neutral Street	Local
0358	65 Neutral Street	Local
1730	67 Neutral Street	Local
1731	69 Neutral Street	Local
1732	71 Neutral Street	Local
0333	4 Neutral Street	Local

1733	6 Neutral Street	Local
0334	8 Neutral Street, Warringulla	Local
0335	10 Neutral Street	Local
0336	14 Neutral Street	Local
0337	16 Neutral Street	Local
0338	18 Neutral Street	Local
1734	20 Neutral Street	Local
0339	24 Neutral Street	Local
1735	26 Neutral Street	Local
0974	2 Nicholson Street	Regional
1325	North Sydney bus shelters	Local
0033	15 Northcliff Street	Regional
1736	17 Northcliff Street	Regional
0034	19 Northcliff Street	Regional
1737	21 Northcliff Street	Regional
0800	1 Oak Street	Regional
1738	3 Oak Street	Regional
1739	5 Oak Street	Regional
1740	7 Oak Street	Regional
1741	9 Oak Street	Regional
1742	11 Oak Street	Regional
1743	13 Oak Street	Regional
0801	2 Oak Street, "Two Oak"	Regional
0802	4 Oak Street	Regional
0803	6 Oak Street	Regional
1744	8 Oak Street	Regional
0804	10 Oak Street	Regional
1745	12 Oak Street	Regional
0269	Olympic Drive, Luna Park	State
0027	1 Olympic Place, North Sydney Olympic Pool	State

0158	1 Ormiston Avenue	Local
0159	3 Ormiston Avenue	Local
0160	4 Ormiston Avenue	Local
0899	Pacific Highway, (between David and Myrtle Streets) North Sydney Girls High School	Regional
0766	265 Pacific Highway, The Cloisters Antiques	Regional
1938	271 Pacific Highway, Union Hotel	Regional
0897	317 Pacific Highway, Former Masonic Temple	Regional
0956	429 Pacific Highway, Willoughby House, former OJ Williams store	Regional
0900	583 Pacific Highway, Former Marco Building	Regional
*0837	92-96 Pacific Highway, North Sydney Post Office—Court House—former Police Station	Regional
0767	168 Pacific Highway	Regional
1746	170 Pacific Highway	Regional
0782	172 Pacific Highway, Woodstock	Regional
0783	182 Pacific Highway, Gates and fence of former Crows Nest House	Regional
0898	192 Pacific Highway, Bradfield TAFE College	Regional
0930	286 Pacific Highway, Former North Shore Gas Co Office	Regional
0896	306 Pacific Highway, Westpac Bank	Regional
1003	308 Pacific Highway, former National Australia Bank	Local
0998	312 Pacific Highway	Local
1747	314 Pacific Highway	Local
1748	316 Pacific Highway	Local
1749	318 Pacific Highway	Local
1750	320 Pacific Highway	Local
1751	322-324 Pacific Highway	Local

0999	326 Pacific Highway	Local
1000	330 Pacific Highway	Local
1752	332 Pacific Highway	Local
1753	334 Pacific Highway	Local
1754	336 Pacific Highway	Local
1001	338 Pacific Highway	Local
1002	366 Pacific Highway, Higgins Buildings	Local
1755	368 Pacific Highway	Local
1756	370 Pacific Highway	Local
1757	372 Pacific Highway	Local
1758	374 Pacific Highway	Local
1759	376 Pacific Highway	Local
0905	68 Palmer Street, corner Bellevue Street, Cammeray Public School	Regional
0672	4 Parker Street	Local
0077	8 Parkes Street	Local
0095	12 Parkes Street	Regional
1760	9 Peel Street	Local
1761	11 Peel Street	Local
1762	13 Peel Street	Local
1763	15 Peel Street	Local
1764	17 Peel Street	Local
1765	19 Peel Street	Local
1766	21 Peel Street	Local
1767	23 Peel Street	Local
1768	25 Peel Street	Local
0089	27 Peel Street	Local
0090	29 Peel Street	Local
0091	31 Peel Street	Local
0099	33 Peel Street, Carabella	Regional
0138	20 Peel Street	Regional

1418	24 Peel Street	Local
1216	12 Phillips Street, Derry	Regional
1769	14 Phillips Street, Douglas	Regional
0082	41 Pitt Street	Regional
1770	43 Pitt Street	Regional
1771	45 Pitt Street	Regional
0081	38 Pitt Street, Bratton	Regional
0139	1 Plunkett Street	Regional
1138	Primrose Park	Regional
1200	2 Prior Avenue	Regional
1201	3 Prior Avenue	Regional
1202	4 Prior Avenue	Regional
1203	5 Prior Avenue	Regional
2094	7A Prior Avenue	Local
1204	6 Prior Avenue	Regional
0768	5 Priory Road, The Priory	State
2045	2 Queens Avenue	Local
2046	4 Queens Avenue	Local
2044	8 Queens Avenue	Local
2043	10 Queens Avenue	Local
1144	19 Rangers Road, Neutral Bay House	Local
1633	14 Raymond Road (20 Harriette Street), Beaumont	Local
0877	11 Ridge Street	Local
0876	63 Ridge Street	Local
0883	71 Ridge Street	Local
1793	73 Ridge Street	Local
0884	75 Ridge Street	Local
0885	81 Ridge Street	Local
0880	85 Ridge Street	Local
1794	87 Ridge Street	Local

0881	89 Ridge Street	Local
0879	91 Ridge Street, St Helens	Regional
0878	95 Ridge Street, St Malo	Regional
0970	2 Ridge Street, Playfair House	Regional
1795	4 Ridge Street	Regional
1796	6 Ridge Street	Regional
1797	8 Ridge Street	Regional
1798	10 Ridge Street	Regional
1799	12 Ridge Street	Regional
1800	14 Ridge Street	Regional
0971	45 Ridge Street	Local
1790	47 Ridge Street	Local
1012	48 Ridge Street, St Mary's Presbytery	Local
0841	48 Ridge Street, (Miller St) St Mary's Church	Regional
0840	48 Ridge Street, St Marys Primary School	Regional
1791	49 Ridge Street	Local
1792	51 Ridge Street	Local
0391	8 Riley Street	Local
2715	2 Rose Avenue	Local
	4 Rose Avenue (sandstone rock wall and cliff face)	Local
0983	17 Ross Street	Local
0984	21 Ross Street	Regional
0704	Sawmiller's Reserve	Regional
0911	St Leonards Park	Regional
1279	11 Shellcove Road, "Englemere"	Regional
1213	13 Shellcove Road	Regional
1247	27 Shellcove Road	Regional
1248	29 Shellcove Road, Keynsham	Regional
1249	31 Shellcove Road, Brent Knowle	State

1250	33 Shellcove Road, Ailsa	Regional
1251	37 Shellcove Road, St Anne's	Regional
1252	39 Shellcove Road, Gundamine	Regional
1253	49 Shellcove Road, The Cobbles	State
1299	55 Shellcove Road, Honda	Regional
1298	61 Shellcove Road	Regional
1291	73 Shellcove Road	Regional
1222	75 Shellcove Road, St Augustine's Church of England	Regional
1321	4 Shellcove Road, Casa Loma	Local
1254	36 Shellcove Road, Roun	Local
1297	42 Shellcove Road	Regional
1293	52 Shellcove Road	Local
1292	54 Shellcove Road	Local
1271	56 Shellcove Road	Local
1278	60A Shellcove Road, San Michele	Regional
1281	64 Shellcove Road	Regional
1220	66 Shellcove Road, Bovington	Local
1282	70 Shellcove Road, Cossington	Regional
1283	72 Shellcove Road, Trequean	Regional
1287	80 Shellcove Road	Regional
1288	84 Shellcove Road	Regional
1137	Shirley Road, Berry Island Reserve	State
0944	25 Shirley Road, Carpenter House	Regional
0895	99 Shirley Road, Crows Nest Fire Station	Regional
0816	8 Shirley Road	Regional
0811	26 Shirley Road	Regional
0945	36 Shirley Road	Regional
0946	40 Shirley Road	Regional
0947	42 Shirley Road	Regional
0948	46 Shirley Road	Regional

0943	62 Shirley Road	Local
0955	96 Shirley Road, Illaroo	Regional
0888	122 Shirley Road, Corner Nicholson Street, Uniting Church	Regional
0910	7 Sinclair Street Former Mater Misericordiae Maternity Hospital	State
1270	Spains Wharf Road, Site of Spains Wharf	Local
1145	10 Spofforth Street, Mount Pleasant	Local
1173	14 Spofforth Street	Local
1276	15 Spruson Street	Local
1274	17 Spruson Street	Local
1803	19 Spruson Street	Local
1273	21 Spruson Street	Local
1804	23 Spruson Street	Local
1272	31 Spruson Street	Local
1207	16 Spruson Street, The Gables	Regional
*0894	St Thomas Rest Park including Sexton's Cottage and cemetery fence	Regional
0030	Sydney Harbour Bridge and approach viaducts	State
0030	2-4 Ennis Road bays	Regional
0030	2-74 Middlemiss Street bays	Regional
0076	Sydney Harbour Bridge, north pylons	State
0954	1 Telopea Street, former Stationmaster's cottage	Regional
0953	3 Telopea Street, The Briars	Local
0952	11 Telopea Street, Tullamore	Local
0951	2 Telopea Street	Local
0941	4A Telopea Street	Local
1039	5 The Boulevarde	Regional
0908	49 The Boulevarde	Local
0502	4 Thomas Street	Local
1807	6 Thomas Street	Local

0505	16 Thomas Street	Local
0507	22 Thomas Street	Local
0508	26 Thomas Street	Local
0509	28 Thomas Street	Local
1406	18 Thrupp Street	Regional
1322	20 Thrupp Street, Nazareth	Local
	26 Toongarah Road	Local
0903	Tunks Park, sewerage viaduct	Regional
0929	2 Tunks Street	Local
0988	16 Tunks Street, Luton	Regional
1431	23 Undercliff Street	Local
1936	25 Undercliff Street	Local
1432	27 Undercliff Street	Local
1433	29 Undercliff Street	Local
1434	29A Undercliff Street	Local
1342	4 Undercliff Street	Regional
	6 Undercliff Street	Regional
1424	8 Undercliff Street	Local
1425	10 Undercliff Street	Local
1426	12 Undercliff Street	Local
1427	14 Undercliff Street	Local
1428	16 Undercliff Street	Local
1429	18 Undercliff Street	Local
1430	20 Undercliff Street	Local
1217	22 Undercliff Street, Hermon	Local
0481	35 Union Street	Local
0490	77 Union Street	Local
1816	79 Union Street	Local
0491	81 Union Street	Local
0493	93 Union Street	Local
0463	2 Union Street	Local

0469	20A Union Street	Local
0470	20 Union Street	Local
1828	22 Union Street	Local
1829	24 Union Street	Local
0471	26 Union Street	Local
0472	28 Union Street	Local
1830	30 Union Street	Local
0473	32 Union Street	Local
0474	34 Union Street	Local
1831	36 Union Street	Local
0475	38 Union Street	Local
1832	40 Union Street	Local
0476	42 Union Street	Local
0832	44 Union Street, Kailoa	State
0784	70-76 Union Street	Local
2716	49 Upper Pitt Street	Local
2038	59 Upper Pitt Street	Local
	61 Upper Pitt Street	Local
0142	67 Upper Pitt Street, Greenmount	State
0143	69 Upper Pitt Street, The Grange	Regional
0141	46 Upper Pitt Street, Wyalla	Regional
0975	2 Vale Street	Regional
0252	Victoria Street, adjacent to bridge, Signal footing	Local
2063	7 Victoria Street	Local
0749	11 Victoria Street	Regional
0750	13 Victoria Street	Regional
0751	37 Victoria Street	Regional
0752	43 Victoria Street	Regional
1839	45 Victoria Street	Regional
0753	51 Victoria Street, Kilmorey Terrace	Regional

1840	53 Victoria Street	Regional
1841	55 Victoria Street	Regional
0742	8 Victoria Street	Regional
1842	10 Victoria Street	Regional
1843	12 Victoria Street	Regional
1844	14 Victoria Street	Regional
1845	16 Victoria Street	Regional
0743	26 Victoria Street	Regional
0745	36 Victoria Street	Regional
0746	38 Victoria Street	Regional
0747	40 Victoria Street	Regional
0748	62 Victoria Street	Regional
1846	64 Victoria Street	Regional
1847	66 Victoria Street	Regional
1848	68 Victoria Street	Regional
0588	1 Waiwera Street	Local
0589	3 Waiwera Street	Local
1849	5 Waiwera Street	Local
0560	15 Waiwera Street	Local
0555	23 Waiwera Street, Bellarion Court	Local
0583	4 Waiwera Street	Local
0584	6 Waiwera Street	Local
1850	8 Waiwera Street	Local
1851	10 Waiwera Street	Local
1852	12 Waiwera Street	Local
1853	14 Waiwera Street	Local
0585	16 Waiwera Street	Local
0586	18 Waiwera Street	Local
1854	20 Waiwera Street	Local
1855	22 Waiwera Street	Local
0587	24 Waiwera Street	Local

1856	26 Waiwera Street	Local
1857	28 Waiwera Street	Local
0921	Walker Street, stone wall near Hampden Street	Local
0373	1 Walker Street	Local
0373	3 Walker Street	Local
0303	9 Walker Street, Mercedes	State
0377	11 Walker Street, Brenda	Regional
1858	11A Walker Street, Glenlewis	Regional
0378	15 Walker Street, Merryula	Regional
1859	17 Walker Street, Kiengal	Regional
0380	19 Walker Street	Regional
0379	21 Walker Street	Regional
0381	23 Walker Street	Regional
0382	25-27 Walker Street, Royal Art Society of NSW	Regional
1860	29 Walker Street	Regional
1861	31 Walker Street	Regional
1862	33 Walker Street	Regional
1863	35 Walker Street	Regional
1864	37 Walker Street	Regional
0874	189 Walker Street	Local
1038	207 Walker Street	Local
1037	209 Walker Street	Local
0244	2 Walker Street, Berowra	Regional
*0306	10 Walker Street, Christchurch Anglican Church Lavender Bay	State
0383	20 Walker Street	Regional
0384	22 Walker Street	Regional
1865	24 Walker Street	Regional
1866	26 Walker Street	Regional
1867	28 Walker Street	Regional

1868	30 Walker Street	Regional
0872	86 Walker Street, former fire station	Regional
1932	144 Walker Street	Local
1933	146 Walker Street	Local
1934	148 Walker Street	Local
1935	159 Walker Street	Local
1930	179 Walker Street	Local
2717	185 Walker Street	Local
0923	186 Walker Street, Wenona—part of Wenona Girls School (179 Walker Street)	Regional
1035	186 Walker Street (184 Walker Street), Ralston House—part of Wenona Girls School	Regional
0886	186 Walker Street (79 Ridge Street)	Local
0887	186 Walker Street (83 Ridge Street)	Local
1036	186 Walker Street, Karakatta—part of Wenona Girls School	Regional
*1243	5 Wallaringa Avenue, Nutcote	State
1381	7 Wallaringa Avenue	Regional
1380	9 Wallaringa Avenue	Regional
0065	29 Waruda Street, The Regent Apartments	Regional
0145	8 Waruda Street, Redlynn	Local
0071	10 Waruda Street	Local
1869	12 Waruda Street	Local
0674	3 Warung Street	Local
0675	5 Warung Street	Local
0676	7 Warung Street	Local
1870	9 Warung Street	Local
1175	29 Waters Road, St Peters Anglican Church (corner Gerard and Winnie Streets)	Regional
1208	7 Watson Street	Local
1871	9 Watson Street	Local

1136	Watt Park	Regional
0754	1 Webb Street	Regional
1872	3 Webb Street	Regional
0755	5 Webb Street	Regional
0756	7 Webb Street	Regional
0757	9 Webb Street	Regional
0758	8 Webb Street	Regional
1029	33 West Street	Local
1873	35 West Street	Local
1030	41 West Street	Local
1874	43 West Street	Local
1875	45 West Street	Local
1034	67 West Street	Local
1404	87 West Street	Local
1565	89 West Street	Local
1566	89A West Street	Local
1015	169 West Street	Regional
1016	179 West Street	Regional
0969	205 West Street	Local
1017	36 West Street, Courtney Creche	Local
1031	44 West Street, Vera Loblay House	Local
0965	58A West Street	Local
1876	58 West Street	Local
1014	192 West Street	Regional
0972	220 West Street	Local
0967	236 West Street	Local
0889	280 West Street	Local
	7 West Crescent Street	Regional
0708	12 West Crescent Street	Regional
0162	1 Whaling Road	Local
1877	3 Whaling Road	Local

0163	5 Whaling Road	Local
1878	7 Whaling Road	Local
0164	9 Whaling Road	Local
1879	11 Whaling Road	Local
0165	15 Whaling Road	Local
0166	17 Whaling Road	Local
1880	19 Whaling Road	Local
0167	21 Whaling Road	Local
1881	23 Whaling Road	Local
016	825 Whaling Road	Local
1882	27 Whaling Road	Local
0169	29 Whaling Road	Local
1883	31 Whaling Road	Local
0170	33 Whaling Road	Local
1884	35 Whaling Road	Local
0171	37 Whaling Road	Local
1885	39 Whaling Road	Local
0172	41 Whaling Road	Local
0173	43 Whaling Road	Local
0174	45 Whaling Road	Local
1886	47 Whaling Road	Local
0175	49 Whaling Road	Local
1887	51 Whaling Road	Local
1888	53 Whaling Road	Local
1889	55 Whaling Road	Local
1890	57 Whaling Road	Local
0176	2 Whaling Road	Local
0177	12 Whaling Road	Local
1891	14 Whaling Road	Local
0178	20 Whaling Road	Local
0179	22 Whaling Road	Local

1892	24 Whaling Road	Local
0180	26 Whaling Road	Local
0181	28 Whaling Road	Local
0182	30 Whaling Road	Local
1893	32 Whaling Road	Local
0183	34 Whaling Road	Local
1894	36 Whaling Road	Local
0184	38 Whaling Road	Local
1895	40 Whaling Road	Local
0185	42 Whaling Road	Local
1896	44 Whaling Road	Local
0186	46 Whaling Road	Local
1897	48 Whaling Road	Local
1149	Wharf Road, former Tram terminus shed	Regional
0784	William Street, Shore Sydney Church of England Grammar School	Regional
0551	6 William Street, Waiweer	Local
1898	8 William Street	Local
1004	1-3 Willoughby Road, Crows Nest Hotel	Regional
0961	63 Willoughby Road, Northside Baptist Church	Regional
0147	29 Willoughby Street	Regional
1899	31 Willoughby Street	Regional
0149	45 Willoughby Street	Regional
0154	58 Willoughby Street	Local
0155	60 Willoughby Street	Local
0115	62 Willoughby Street, Patons Slipways	Regional
2462	28 Wilson Street	Local
0056	6 Winslow Street, Fern Lodge	Regional
0061	22 Winslow Street	Local
2718	2 Winter Avenue	Local

1134	Wollstonecraft foreshore reserves—east and west of peninsula	Local
0926	11 Woolcott Avenue, Robs Cottage	Regional
0789	2 Woolcott Street	Regional
1178	3 Wulworra Avenue, The Gloucester Flats	Regional
1177	5 Wulworra Avenue, The Windsor Flats	Regional
1180	8 Wulworra Avenue, 2 Storey Residence	Regional
1179	8 Wulworra Avenue, The Montana Flats	Regional
2719	17 Wyagdon Street (sandstone rock wall and cliff face)	Local
1242	19 Wycombe Road, Wallaringa Mansions	Regional
1365	21 Wycombe Road	Regional
1363	23 Wycombe Road, St Julians	Regional
1371	23A Wycombe Road	Local
1361	31 Wycombe Road, Tenalba	Regional
1360	49 Wycombe Road, Tendring	Regional
0924	59 Wycombe Road	Local
1358	75 Wycombe Road	Regional
1223	89 Wycombe Road, St Augustine's Rectory and Curate's Lodge	Regional
1368	89 Wycombe Road, Isla	Regional
1221	95 Wycombe Road, Arlington	Regional
1256	143 Wycombe Road	Local
1257	145 Wycombe Road	Local
1258	149 Wycombe Road	Local
1259	151 Wycombe Road	Local
1260	153 Wycombe Road	Local
1367	2-4 Wycombe Road	Regional
1364	18 Wycombe Road	Regional
1366	28 Wycombe Road, Wycombe Private Hotel	Regional
1341	40 Wycombe Road, Rilstone	Local

1359	56 Wycombe Road	Regional
1219	68 Wycombe Road, Dartmouth	Regional
2667	82 Wycombe Road	Local
1340	104 Wycombe Road, Yarran	Regional
1261	120 Wycombe Road	Local
1262	122 Wycombe Road	Local
1263	124 Wycombe Road	Local
1264	126 Wycombe Road	Local
1919	128 Wycombe Road	Local
1211	130 Wycombe Road	Local
1920	132 Wycombe Road	Local
1212	134 Wycombe Road	Local
1214	144 Wycombe Road	Local
1209	49 Yeo Street, St John's Uniting Church, formerly Presbyterian Church	State
1277	28 Yeo Street, Neutral Bay Fire Station	Regional
1095	Young Street, Folly Point Sewage Works (within Primrose Park)	State

Schedule 4 Contributory items

(Schedule 2)

Contributory item—address

90 Albany Street, Crows Nest
 92 Albany Street, Crows Nest
 94 Albany Street, Crows Nest
 96 Albany Street, Crows Nest
 120 Alexander Street, Crows Nest
 122 Alexander Street, Crows Nest
 126 Alexander Street, Crows Nest
 130 Alexander Street, Crows Nest
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 145 Alexander Street, Crows Nest
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161 Alexander Street, Crows Nest
163 Alexander Street, Crows Nest
165 Alexander Street, Crows Nest
167 Alexander Street, Crows Nest
59 Amherst Street, Cammeray
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65 Amherst Street, Cammeray
67 Amherst Street, Cammeray
72 Amherst Street, Cammeray
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84 Amherst Street, Cammeray
86 Amherst Street, Cammeray
98 Amherst Street, Cammeray
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102 Amherst Street, Cammeray
25 Ancrum Street, Waverton
34 Ancrum Street, Waverton
36 Ancrum Street, Waverton
37 Ancrum Street, Waverton
59 Ancrum Street, Waverton
63 Atchison Street, Crows Nest
65 Atchison Street, Crows Nest
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77 Atchison Street, Crows Nest
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162 Atchison Street, Crows Nest
1 Bank Lane, North Sydney
1 Bank Street, North Sydney
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9 Bank Street, North Sydney
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96–98 Bank Street, North Sydney
102 Bank Street, North Sydney
104 Bank Street, North Sydney
17 Bay Road, Waverton
15 Bay Road, Waverton
11A Bay Road, Waverton
21 Bay Road, Waverton
22 Bay Road, Waverton
24 Bay Road, Waverton
26 Bay Road, Waverton
38 Bay Road, Waverton
40–42 Bay Road, Waverton
46 Bay Road, Waverton
48 Bay Road, Waverton
52 Bay Road, Waverton
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97-99 Bellevue Street, Cammeray
101 Bellevue Street, Cammeray
107 Bellevue Street, Cammeray
113 Bellevue Street, Cammeray
125 Bellevue Street, Cammeray
133 Bellevue Street, Cammeray
137 Bellevue Street, Cammeray
214 Ben Boyd Road, Cremorne
216 Ben Boyd Road, Cremorne
3 Bennett Street, Neutral Bay
21 Bennett Street, Cremorne
25 Bennett Street, Cremorne
31 Bennett Street, Cremorne
41 Bennett Street, Cremorne
43 Bernard Lane, Crows Nest
2 Bertha Road, Cremorne
35 Blues Point Road, McMahons Point
42 Blues Point Road, McMahons Point
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134 Blues Point Road, McMahons Point
135 Blues Point Road, McMahons Point
137 Blues Point Road, McMahons Point
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34 Boyle Street, Cremorne
44 Boyle Street, Cremorne
4 Bradly Avenue, North Sydney
6 Bradly Avenue, North Sydney
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10 Bradly Avenue, North Sydney
12 Bradly Avenue, North Sydney
14 Bradly Avenue, North Sydney
1 Bromley Avenue, Cremorne Point
27 Burlington Street, Crows Nest
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18 Burroway Street, Neutral Bay
1 Burroway Street, Neutral Bay
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10 Burroway Street, Neutral Bay
14 Burroway Street, Neutral Bay
1 Cable Street, Wollstonecraft
2 Cable Street, Wollstonecraft
4 Cable Street, Wollstonecraft
5 Cable Street, Wollstonecraft
9 Cable Street, Wollstonecraft
46 Cairo Street, Cammeray
48 Cairo Street, Cammeray
57 Cairo Street, Cammeray
26 Cairo Street, Cammeray
28 Cairo Street, Cammeray
11 Cairo Street, Cammeray
13 Cairo Street, Cammeray
7 Cairo Street, Cammeray
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14 Carabella Street, Kirribilli
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27 Carr Street, Waverton
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6 Carter Street, Cammeray
8 Carter Street, Cammeray
117 Chandos Street, Crows Nest
124 Chandos Street, Crows Nest
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213 Chandos Street, Crows Nest
215 Chandos Street, Crows Nest
217 Chandos Street, Crows Nest
12 Chuter Street, McMahons Point
14 Chuter Street, McMahons Point
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28 Chuter Street, McMahons Point
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32 Chuter Street, McMahons Point
1 Claude Avenue, Cremorne
3 Claude Avenue, Cremorne
7 Claude Avenue, Cremorne
25 Clifton Street, Waverton
39 Clifton Street, Waverton
6 Colin Street, Cammeray
15 Colin Street, Cammeray
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37 Colin Street, Cammeray
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71 Colin Street, Cammeray
3 Cremorne Road, Cremorne Point
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61 Crows Nest Road, Waverton
63 Crows Nest Road, Waverton
65 Crows Nest Road, Waverton
67 Crows Nest Road, Waverton
69 Crows Nest Road, Waverton
71 Crows Nest Road, Waverton
1 Devonshire Street, Crows Nest
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27 Devonshire Street, Crows Nest
31 Devonshire Street, Crows Nest
31A Devonshire Street, Crows Nest
32 Devonshire Street, Crows Nest
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41 Devonshire Street, Crows Nest
43 Devonshire Street, Crows Nest
45 Devonshire Street, Crows Nest
47 Devonshire Street, Crows Nest
49 Devonshire Street, Crows Nest
1 Doris Street, North Sydney
11 Dumbarton Street, McMahons Point
45 East Crescent Street, Lavender Bay
4 Echo Street, Cammeray
8 Echo Street, Cammeray
15 Edward Street, North Sydney
17 Edward Street, North Sydney
19 Edward Street, North Sydney
21 Edward Street, North Sydney
23 Edward Street, North Sydney
24 Edward Street, North Sydney
25 Edward Street, North Sydney
26 Edward Street, North Sydney
27 Edward Street, North Sydney
29 Edward Street, North Sydney
36 Edward Street, North Sydney
3 Ellalong Road, Cremorne
5 Ellalong Road, Cremorne
8 Emmett Street, Crows Nest
11 Emmett Street, Crows Nest
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112A Ernest Street, Crows Nest
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128 Ernest Street, Crows Nest
129 Ernest Street, Crows Nest
131 Ernest Street, Crows Nest
1 Eureka Street, Waverton
25 Eureka Street, Waverton
27 Eureka Street, Waverton
29 Eureka Street, Waverton
31 Eureka Street, Waverton
33 Eureka Street, Waverton
56 Eureka Street, North Sydney
58 Eureka Street, North Sydney
60 Eureka Street, North Sydney
63-65 Eureka Street, Waverton
67 Eureka Street, Waverton
11 Fifth Avenue, Cremorne
13 Fifth Avenue, Cremorne
15 Fifth Avenue, Cremorne
16 Fifth Avenue, Cremorne
18 Fifth Avenue, Cremorne
19 Fifth Avenue, Cremorne
10 Florence Street, Cremorne
12 Florence Street, Cremorne
18 Florence Street, Cremorne
42 Harriette Street, Neutral Bay
44 Harriette Street, Neutral Bay
1-3 Harrison Street, Cremorne
7 Harrison Street, Cremorne
9 Harrison Street, Cremorne
11 Hayberry Street, Crows Nest

13 Hayberry Street, Crows Nest
15 Hayberry Street, Crows Nest
16 Hayberry Street, Crows Nest
17 Hayberry Street, Crows Nest
18 Hayberry Street, Crows Nest
19 Hayberry Street, Crows Nest
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47-49 Hayberry Street, Crows Nest
51 Hayberry Street, Crows Nest
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72A Hayberry Street, Crows Nest
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98 Hayberry Street, Crows Nest
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110 Hayberry Street, Crows Nest
112 Hayberry Street, Crows Nest
114 Hayberry Street, Crows Nest
11 Hayes Street, Neutral Bay
13 Hayes Street, Neutral Bay
14 Hayes Street, Neutral Bay
15 Hayes Street, Neutral Bay
17 Hayes Street, Neutral Bay
31 Hayes Street, Neutral Bay
33 Hayes Street, Neutral Bay
3 Hazelbank Road, Wollstonecraft
9 Hazelbank Road, Wollstonecraft
11 Hazelbank Road, Wollstonecraft
11A Hazelbank Road, Wollstonecraft
15 Hazelbank Road, Wollstonecraft
17 Hazelbank Road, Wollstonecraft
19 Hazelbank Road, Wollstonecraft
21 Hazelbank Road, Wollstonecraft
23 Hazelbank Road, Wollstonecraft
27 Hazelbank Road, Wollstonecraft
115 High Street, North Sydney
127 High Street, North Sydney
143 High Street, North Sydney
147 High Street, North Sydney
149 High Street, North Sydney
12 Hodgson Avenue, Cremorne Point
16 Hodgson Avenue, Cremorne Point
18 Hodgson Avenue, Cremorne Point
20 Hodgson Avenue, Cremorne Point
24 Hodgson Avenue, Cremorne Point
4 Holbrook Avenue, Kirribilli
16 Holtermann Street, Crows Nest
18 Holtermann Street, Crows Nest
20 Holtermann Street, Crows Nest
22 Holtermann Street, Crows Nest
24 Holtermann Street, Crows Nest
26 Holtermann Street, Crows Nest
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30A Holtermann Street, Crows Nest
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141 Holtermann Street, Crows Nest
143 Holtermann Street, Crows Nest
145 Holtermann Street, Crows Nest
147 Holtermann Street, Crows Nest
149 Holtermann Street, Crows Nest
2 Honda Road, Neutral Bay
11 Huntington Street, Crows Nest
31 Huntington Street, Crows Nest
32 Huntington Street, Crows Nest
33 Huntington Street, Crows Nest
38 Huntington Street, Crows Nest
43 Huntington Street, Crows Nest
44 Huntington Street, Crows Nest
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51 Huntington Street, Crows Nest
53 Huntington Street, Crows Nest
55 Huntington Street, Crows Nest
57 Huntington Street, Crows Nest
59 Huntington Street, Crows Nest
61 Huntington Street, Crows Nest
6 Iredale Avenue, Cremorne
10 Iredale Avenue, Cremorne
12-14 Iredale Avenue, Cremorne
16 Iredale Avenue, Cremorne
18 Iredale Avenue, Cremorne
22 Iredale Avenue, Cremorne
24 Iredale Avenue, Cremorne
26 Iredale Avenue, Cremorne
28 Iredale Avenue, Cremorne
3 Kareela Road, Cremorne Point
7 Kareela Road, Cremorne Point
20 Kareela Road, Cremorne Point
22 Kareela Road, Cremorne Point
25 Kareela Road, Cremorne Point
32 Kareela Road, Cremorne Point
36 Kareela Road, Cremorne Point
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49 Kareela Road, Cremorne Point
53 Kareela Road, Cremorne Point
55 Kareela Road, Cremorne Point
57 Kareela Road, Cremorne Point
59 Kareela Road, Cremorne Point
1 King George Street, McMahons Point
85 Kirribilli Avenue, Kirribilli
87 Kirribilli Avenue, Kirribilli
89 Kirribilli Avenue, Kirribilli
91 Kirribilli Avenue, Kirribilli
93 Kirribilli Avenue, Kirribilli
95 Kirribilli Avenue, Kirribilli
112 Kirribilli Avenue, Kirribilli
114 Kirribilli Avenue, Kirribilli
116 Kirribilli Avenue, Kirribilli
118 Kirribilli Avenue, Kirribilli
120 Kirribilli Avenue, Kirribilli
124 Kirribilli Avenue, Kirribilli
45 Kurraba Road, Neutral Bay
83 Kurraba Road, Neutral Bay
42 Lavender Street, Lavender Bay
44 Lavender Street, Lavender Bay
46 Lavender Street, Lavender Bay
48 Lavender Street, Lavender Bay
50 Lavender Street, Lavender Bay
52 Lavender Street, Lavender Bay
54 Lavender Street, Lavender Bay
56 Lavender Street, Lavender Bay
58 Lavender Street, Lavender Bay
1 Little Alfred Street, North Sydney
9 Little Alfred Street, North Sydney
1 Lumsden Street, Cammeray
2 Lumsden Street, Cammeray
3 Lumsden Street, Cammeray
9 Lumsden Street, Cammeray
11 Lumsden Street, Cammeray
12 Lumsden Street, Cammeray
13 Lumsden Street, Cammeray
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19 Lumsden Street, Cammeray
21 Lumsden Street, Cammeray
22 Lumsden Street, Cammeray
24 Lumsden Street, Cammeray
26 Lumsden Street, Cammeray
28 Macpherson Street, Cremorne
30 Macpherson Street, Cremorne

32 Macpherson Street, Cremorne
46 Macpherson Street, Cremorne
1 Mchatton Street, Waverton
1A Mchatton Street, Waverton
5 Mchatton Street, Waverton
6 Mchatton Street, Waverton
8 Mchatton Street, Waverton
10 Mchatton Street, Waverton
12 Mchatton Street, Waverton
18 Mchatton Street, Waverton
22 Mchatton Street, North Sydney
28 Mchatton Street, North Sydney
30 Mchatton Street, North Sydney
28 Middle Street, McMahons Point
30 Middle Street, McMahons Point
56 Middle Street, McMahons Point
58 Middle Street, McMahons Point
68 Middle Street, McMahons Point
2 Mil Mil Street, McMahons Point
3 Mil Mil Street, McMahons Point
5 Milray Avenue, Wollstonecraft
7 Milson Road, Cremorne Point
9 Milson Road, Cremorne Point
20 Milson Road, Cremorne Point
23 Milson Road, Cremorne Point
24 Milson Road, Cremorne Point
26 Milson Road, Cremorne Point
36 Milson Road, Cremorne Point
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52 Milson Road, Cremorne Point
75 Milson Road, Cremorne Point
77 Milson Road, Cremorne Point
83 Milson Road, Cremorne Point
115 Milson Road, Cremorne Point
103 Milson Road, Cremorne Point
107 Milson Road, Cremorne Point
109 Milson Road, Cremorne Point
111 Milson Road, Cremorne Point
113 Milson Road, Cremorne Point
125 Milson Road, Cremorne Point
129 Milson Road, Cremorne Point
148 Milson Road, Cremorne Point
2 Montague Road, Cremorne
6 Montague Road, Cremorne
7 Montague Road, Cremorne
11 Montague Road, Cremorne
13 Montague Road, Cremorne

14 Montague Road, Cremorne
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37 Montague Road, Cremorne
38 Montague Road, Cremorne
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42 Montague Road, Cremorne
44 Montague Road, Cremorne
5 Morden Street, Cammeray
6 Morden Street, Cammeray
7 Morden Street, Cammeray
8 Morden Street, Cammeray
9 Morden Street, Cammeray
10 Morden Street, Cammeray
11 Morden Street, Cammeray
12 Morden Street, Cammeray
22 Morden Street, Cammeray
5 Murdoch Street, Cremorne
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26 Murdoch Street, Cremorne
28 Murdoch Street, Cremorne
30-34 Murdoch Street, Cremorne
31 Murdoch Street, Cremorne
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40 Murdoch Street, Cremorne
42 Murdoch Street, Cremorne
43 Murdoch Street, Cremorne
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54 Murdoch Street, Cremorne
56 Murdoch Street, Cremorne
20 Myrtle Street, North Sydney
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31 Myrtle Street, North Sydney
32 Myrtle Street, North Sydney
33 Myrtle Street, North Sydney
34 Myrtle Street, North Sydney
36 Myrtle Street, North Sydney
38 Myrtle Street, North Sydney
40 Myrtle Street, North Sydney
46 Myrtle Street, North Sydney
1 Oaks Avenue, Cremorne
3 Oaks Avenue, Cremorne
4 Oaks Avenue, Cremorne
5 Oaks Avenue, Cremorne
6 Oaks Avenue, Cremorne
7 Oaks Avenue, Cremorne
9 Oaks Avenue, Cremorne (excludes 2 houses at rear of property)
8 Oaks Avenue, Cremorne
14 Oaks Avenue, Cremorne
19 Oaks Avenue, Cremorne
21 Oaks Avenue, Cremorne
190 Pacific Highway, North Sydney
69-71 Palmer Street, Cammeray
37 Park Avenue, Cremorne
39 Park Avenue, Cremorne
43 Park Avenue, Cremorne
45 Park Avenue, Cremorne
49 Park Avenue, Cremorne
1 Parker Street, McMahons Point
2 Peel Street, Kirribilli
4 Peel Street, Kirribilli

18 Peel Street, Kirribilli
4 Penshurst Avenue, Neutral Bay
2 Penshurst Avenue, Neutral Bay
4 Princes Street, McMahons Point
6 Princes Street, McMahons Point
8 Princes Street, McMahons Point
9 Princes Street, McMahons Point
10 Princes Street, McMahons Point
11 Princes Street, McMahons Point
12 Princes Street, McMahons Point
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28 Princes Street, McMahons Point
30 Princes Street, McMahons Point
32 Princes Street, McMahons Point
34 Princes Street, McMahons Point
36 Princes Street, McMahons Point
38 Princes Street, McMahons Point
40 Princes Street, McMahons Point
1 Priory Road, Waverton
2 Priory Road, Waverton
5A Priory Road, Waverton
6 Priory Road, Waverton
7 Priory Road, Waverton
8 Priory Road, Waverton
9 Priory Road, Waverton
11 Priory Road, Waverton
15 Priory Road, Waverton
1 Queens Avenue, McMahons Point
3 Queens Avenue, McMahons Point
5 Queens Avenue, McMahons Point
7 Queens Avenue, McMahons Point
9 Queens Avenue, McMahons Point
11 Queens Avenue, McMahons Point
13 Queens Avenue, McMahons Point
15 Queens Avenue, McMahons Point
17 Queens Avenue, McMahons Point
8 Raleigh Street, Cammeray

10 Raleigh Street, Cammeray
12 Raleigh Street, Cammeray
14 Raleigh Street, Cammeray
22 Raleigh Street, Cammeray
33 Rangers Road, Cremorne
36 Rangers Road, Cremorne
38 Rangers Road, Cremorne
40 Rangers Road, Cremorne
56 Rangers Road, Cremorne
58 Rangers Road, Cremorne
60 Rangers Road, Cremorne
62 Rangers Road, Cremorne
64 Rangers Road, Cremorne
66 Rangers Road, Cremorne
1 Reed Street, Cremorne
16 Reed Street, Cremorne
8 Richmond Avenue, Cremorne
10 Richmond Avenue, Cremorne
12 Richmond Avenue, Cremorne
14 Richmond Avenue, Cremorne
16 Richmond Avenue, Cremorne
18 Richmond Avenue, Cremorne
20 Richmond Avenue, Cremorne
22 Richmond Avenue, Cremorne
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27 Richmond Avenue, Cremorne
28 Richmond Avenue, Cremorne
29 Richmond Avenue, Cremorne
30 Richmond Avenue, Cremorne
31 Richmond Avenue, Cremorne
33 Richmond Avenue, Cremorne
35 Richmond Avenue, Cremorne
9 Riley Street, North Sydney
10 Riley Street, North Sydney
11 Riley Street, North Sydney
12 Riley Street, North Sydney
13 Riley Street, North Sydney
14 Riley Street, North Sydney
15 Riley Street, North Sydney
17 Riley Street, North Sydney
19 Riley Street, North Sydney
21 Riley Street, North Sydney
5 Shellcove Road, Neutral Bay
7 Shellcove Road, Neutral Bay
8 Shellcove Road, Neutral Bay
9 Shellcove Road, Neutral Bay
10 Shellcove Road, Neutral Bay
12 Shellcove Road, Neutral Bay

14 Shellcove Road, Neutral Bay
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23 Shellcove Road, Neutral Bay
26 Shellcove Road, Neutral Bay
41 Shellcove Road, Neutral Bay
43 Shellcove Road, Neutral Bay
44 Shellcove Road, Neutral Bay
58 Shellcove Road, Neutral Bay
60 Shellcove Road, Neutral Bay
63 Shellcove Road, Neutral Bay
71 Shellcove Road, Neutral Bay
74 Shellcove Road, Neutral Bay
76 Shellcove Road, Neutral Bay
78 Shellcove Road, Neutral Bay
1 Shirley Road, Wollstonecraft
7 Shirley Road, Wollstonecraft
9 Shirley Road, Wollstonecraft
11 Shirley Road, Wollstonecraft
17 Shirley Road, Wollstonecraft
21 Shirley Road, Wollstonecraft
22 Shirley Road, Wollstonecraft
24 Shirley Road, Wollstonecraft
12 Sophia Street, Crows Nest
13 Sophia Street, Crows Nest
14 Sophia Street, Crows Nest
15 Sophia Street, Crows Nest
16 Sophia Street, Crows Nest
18 Sophia Street, Crows Nest
6 Spofforth Street, Cremorne
8 Spofforth Street, Cremorne
12 Spofforth Street, Cremorne
16 Spofforth Street, Cremorne
44 Spofforth Street, Cremorne
46 Spofforth Street, Cremorne
52 Spofforth Street, Cremorne
54 Spofforth Street, Cremorne
4 Stannards Place, Kirribilli
10 Thomas Street, McMahons Point
12 Thomas Street, McMahons Point
14 Thomas Street, McMahons Point
15 Thomas Street, McMahons Point
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37 Thomas Street, McMahons Point
38-40 Thomas Street, McMahons Point
39 Thomas Street, McMahons Point
42 Thomas Street, McMahons Point
44 Thomas Street, McMahons Point
46 Thomas Street, McMahons Point
48 Thomas Street, McMahons Point
50 Thomas Street, McMahons Point
52 Thomas Street, McMahons Point
54 Thomas Street, McMahons Point
56 Thomas Street, McMahons Point
58 Thomas Street, McMahons Point
60 Thomas Street, McMahons Point
1 Toongarah Road, Waverton
2 Toongarah Road, Waverton
3 Toongarah Road, Waverton
4 Toongarah Road, Waverton
6 Toongarah Road, Waverton
9 Toongarah Road, Waverton
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14 Toongarah Road, Waverton
18 Toongarah Road, Waverton
20 Toongarah Road, Waverton
22 Toongarah Road, Waverton
24 Toongarah Road, Waverton
2A Union Street, McMahons Point
2B Union Street, McMahons Point
4 Union Street, McMahons Point
6 Union Street, McMahons Point
8 Union Street, McMahons Point
10 Union Street, McMahons Point
14 Union Street, McMahons Point
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51 Union Street, McMahons Point

61 Union Street, McMahons Point
63 Union Street, McMahons Point
65 Union Street, McMahons Point
67 Union Street, McMahons Point
69–71 Union Street, McMahons Point
80 Union Street, North Sydney
82 Union Street, North Sydney
83 Union Street, McMahons Point
84 Union Street, North Sydney
85 Union Street, McMahons Point
86 Union Street, McMahons Point
87 Union Street, McMahons Point
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98 Union Street, McMahons Point
103 Union Street, McMahons Point
105 Union Street, McMahons Point
107 Union Street, McMahons Point
109 Union Street, McMahons Point
111 Union Street, McMahons Point
113 Union Street, McMahons Point
115 Union Street, McMahons Point
117 Union Street, McMahons Point
119 Union Street, McMahons Point
63 Upper Pitt Street, Kirribilli
28 Victoria Street, McMahons Point
17 Waiwera Street, Lavender Bay
10–12 Wallaringa Avenue, Neutral Bay
28 Warringa Road, Cammeray
6 Warringa Road, Cammeray
8 Warringa Road, Cammeray
10 Warringa Road, Cammeray
12 Warringa Road, Cammeray
14 Warringa Road, Cammeray
16 Warringa Road, Cammeray
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20 Warringa Road, Cammeray
22 Warringa Road, Cammeray
24 Warringa Road, Cammeray
26 Warringa Road, Cammeray
34 Warringa Road, Cammeray

46 Warringa Road, Cammeray
1 Waruda Street, Kirribilli
11 Waruda Street, Kirribilli
14-16 Waruda Street, Kirribilli
21 West Street, North Sydney
23 West Street, North Sydney
31 West Street, North Sydney
47 West Street, North Sydney
49 West Street, North Sydney
50 West Street, North Sydney
51 West Street, North Sydney
52 West Street, North Sydney
53 West Street, North Sydney
54 West Street, North Sydney
55 West Street, North Sydney
56 West Street, North Sydney
57 West Street, North Sydney
59 West Street, North Sydney
60 West Street, North Sydney
61 West Street, North Sydney
62 West Street, North Sydney
63 West Street, North Sydney
64 West Street, North Sydney
65 West Street, North Sydney
66 West Street, North Sydney
68 West Street, North Sydney
69 West Street, Crows Nest
70 West Street, North Sydney
71 West Street, Crows Nest
71A West Street, Crows Nest
72 West Street, North Sydney
73 West Street, Crows Nest
73A West Street, Crows Nest
74 West Street, North Sydney
75 West Street, Crows Nest
76 West Street, North Sydney
77 West Street, North Sydney
78 West Street, North Sydney
79 West Street, North Sydney
80 West Street, North Sydney
81 West Street, North Sydney
82 West Street, North Sydney
83 West Street, North Sydney
84 West Street, North Sydney
85 West Street, North Sydney
91 West Street, Crows Nest
95 West Street, Crows Nest
97 West Street, Crows Nest

98 West Street, Crows Nest
99 West Street, Crows Nest
100A West Street, Crows Nest
101 West Street, Crows Nest
103 West Street, Crows Nest
104 West Street, Crows Nest
106 West Street, Crows Nest
108 West Street, Crows Nest
110 West Street, Crows Nest
112 West Street, Crows Nest
114 West Street, Crows Nest
116 West Street, Crows Nest
122 West Street, Crows Nest
124 West Street, Crows Nest
126 West Street, Crows Nest
128 West Street, Crows Nest
130 West Street, Crows Nest
154 West Street, Crows Nest
156 West Street, Crows Nest
158 West Street, Crows Nest
160 West Street, Crows Nest
162 West Street, Crows Nest
164 West Street, Crows Nest
166 West Street, Crows Nest
180 West Street, Crows Nest
182 West Street, Crows Nest
184 West Street, Crows Nest
204 West Street, Crows Nest
206 West Street, Crows Nest
208 West Street, Crows Nest
210 West Street, Crows Nest
212 West Street, Crows Nest
214 West Street, Crows Nest
216 West Street, Crows Nest
218 West Street, Crows Nest
224 West Street, Crows Nest
226 West Street, Crows Nest
230 West Street, Crows Nest
232 West Street, Crows Nest
234 West Street, Crows Nest
246 West Street, Crows Nest
248 West Street, Crows Nest
248A West Street, Crows Nest
16 Whaling Road, North Sydney
18 Whaling Road, North Sydney
25 Willoughby Street, Kirribilli
27 Willoughby Street, Kirribilli
27A Willoughby Street, Kirribilli

33 Willoughby Street, Kirribilli
35 Willoughby Street, Kirribilli
37 Willoughby Street, Kirribilli
39 Willoughby Street, Kirribilli
47 Willoughby Street, Kirribilli
50 Willoughby Street, Kirribilli
51 Willoughby Street, Kirribilli
52 Willoughby Street, Kirribilli
54 Willoughby Street, Kirribilli
55 Willoughby Street, Kirribilli
56 Willoughby Street, Kirribilli
56A Willoughby Street, Kirribilli
1 Wilona Avenue, Lavender Bay
2 Wilona Avenue, Lavender Bay
3 Wilona Avenue, Lavender Bay
4 Wilona Avenue, Lavender Bay
5 Wilona Avenue, Lavender Bay
6 Wilona Avenue, Lavender Bay
7 Wilona Avenue, Lavender Bay
8 Wilona Avenue, Lavender Bay
9 Wilona Avenue, Lavender Bay
10 Wilona Avenue, Lavender Bay
11 Wilona Avenue, Lavender Bay
12 Wilona Avenue, Lavender Bay
13 Wilona Avenue, Lavender Bay
14 Wilona Avenue, Lavender Bay
2 Wilson Street, Cammeray
4 Wilson Street, Cammeray
6 Wilson Street, Cammeray
8 Wilson Street, Cammeray
30 Wilson Street, Cammeray
34 Wilson Street, Cammeray
2 Winslow Street, Kirribilli
3 Winslow Street, Kirribilli
5 Winslow Street, Kirribilli
7 Winslow Street, Kirribilli
8 Winslow Street, Kirribilli
9 Winslow Street, Kirribilli
10 Winslow Street, Kirribilli
11 Winslow Street, Kirribilli
12 Winslow Street, Kirribilli
13 Winslow Street, Kirribilli
14 Winslow Street, Kirribilli
15 Winslow Street, Kirribilli
16 Winslow Street, Kirribilli
18 Winslow Street, Kirribilli
20 Winslow Street, Kirribilli
1 Wulworra Avenue, Cremorne Point

6 Wulworra Avenue, Cremorne Point
6 Wycombe Road, Neutral Bay
6A Wycombe Road, Neutral Bay
8 Wycombe Road, Neutral Bay
10 Wycombe Road, Neutral Bay
11 Wycombe Road, Neutral Bay
12 Wycombe Road, Neutral Bay
14 Wycombe Road, Neutral Bay
15 Wycombe Road, Neutral Bay
17 Wycombe Road, Neutral Bay
25 Wycombe Road, Neutral Bay
27 Wycombe Road, Neutral Bay
29 Wycombe Road, Neutral Bay
43 Wycombe Road, Neutral Bay
44 Wycombe Road, Neutral Bay
45 Wycombe Road, Neutral Bay
57 Wycombe Road, Neutral Bay
63 Wycombe Road, Neutral Bay
65 Wycombe Road, Neutral Bay
72 Wycombe Road, Neutral Bay
78 Wycombe Road, Neutral Bay
80 Wycombe Road, Neutral Bay
84 Wycombe Road, Neutral Bay

Schedule 5 Uncharacteristic elements

(Schedule 2)

Uncharacteristic element—address

124 Alexander Street, Crows Nest
140–144 Alexander Street, Crows Nest
155 Alexander Street, Crows Nest
101 Atchison Street, Crows Nest
108 Atchison Street, Crows Nest
110 Atchison Street, Crows Nest
146 Atchison Street, Crows Nest
83 Atchison Street, Crows Nest
85 Atchison Street, Crows Nest
99 Atchison Street, Crows Nest
10–12 Bannerman Street, Cremorne
14 Bannerman Street, Cremorne
16 Bannerman Street, Cremorne
18 Bannerman Street, Cremorne
2 Bannerman Street, Cremorne
2A Bannerman Street, Cremorne
4 Bannerman Street, Cremorne
6 Bannerman Street, Cremorne
65 Bay Road, Waverton

83 Bay Road, Waverton
51 Bellevue Street, Cammeray
83-87 Bellevue Street, Cammeray
10 Bells Avenue, Cammeray
2 Bells Avenue, Cammeray
4 Bells Avenue, Cammeray
1 Bennett Street, Neutral Bay
43-45 Bennett Street, Cremorne
22 Bertha Road, Cremorne
1 Billong Street, Neutral Bay
3 Billong Street, Neutral Bay
49 Blues Point Road, McMahons Point
126 Blues Point Road, McMahons Point
120 Burlington Street, Crows Nest
136 Burlington Street, Crows Nest
33 Burlington Street, Crows Nest
37 Burlington Street, Crows Nest
39 Burlington Street, Crows Nest
51 Burlington Street, Crows Nest
57 Burlington Street, Crows Nest
59 Burlington Street, Crows Nest
81 Burlington Street, Crows Nest
85-87 Burlington Street, Crows Nest
86 Burlington Street, Crows Nest
92 Burlington Street, Crows Nest
93 Burlington Street, Crows Nest
19-23 Cairo Street, Cammeray
74 Cairo Street, Cammeray
18 Carabella Street, Kirribilli
20 Carabella Street, Kirribilli
29 Carabella Street, Kirribilli
33 Carabella Street, Kirribilli
49 Carr Street, Waverton
29 Carter Street, Cammeray
2A Carter Street, Cammeray
2B Carter Street, Cammeray
2C Carter Street, Cammeray
2D Carter Street, Cammeray
110 Chandos Street, Crows Nest
112 Chandos Street, Crows Nest
114 Chandos Street, Crows Nest
116-118 Chandos Street, Crows Nest
119 Chandos Street, Crows Nest
120 Chandos Street, Crows Nest
121 Chandos Street, Crows Nest
123 Chandos Street, Crows Nest
136 Chandos Street, Crows Nest
138 Chandos Street, Crows Nest

164 Chandos Street, Crows Nest
169 Chandos Street, Crows Nest
172 Chandos Street, Crows Nest
201 Chandos Street, Crows Nest
201A Chandos Street, Crows Nest
17 Claude Avenue, Cremorne
24-32 Colin Street, Cammeray
12 Commodore Street, McMahons Point
15 Commodore Street, McMahons Point
11 Cremorne Road, Cremorne Point
44 Cremorne Road, Cremorne Point
67 Cremorne Road, Cremorne Point
48 Crows Nest Road, Waverton
54 Crows Nest Road, Waverton
54A Crows Nest Road, Waverton
17 Devonshire Street, Crows Nest
2 Devonshire Street, Crows Nest
23 Devonshire Street, Crows Nest
24 Devonshire Street, Crows Nest
24A Devonshire Street, Crows Nest
29 Devonshire Street, Crows Nest
2A Devonshire Street, Crows Nest
30 Devonshire Street, Crows Nest
33 Devonshire Street, Crows Nest
34 Devonshire Street, Crows Nest
36 Devonshire Street, Crows Nest
42 Devonshire Street, Crows Nest
45-47 Dumbarton Street, McMahons Point
9 Ellalong Road, Cremorne
6 Emmett Street, Crows Nest
50 Emmett Street, Crows Nest
46 Emmett Street, Crows Nest
69 Ernest Street, Crows Nest
118-120 Ernest Street, Crows Nest
130 Ernest Street, Crows Nest
50 Ernest Street, Crows Nest
62 Ernest Street, Crows Nest
66 Ernest Street, Crows Nest
78 Ernest Street, Crows Nest
99 Ernest Street, Crows Nest
99A Ernest Street, Crows Nest
1 Florence Street, Cremorne
20 Florence Street, Cremorne
4 Green Street, Cremorne
2A Guthrie Avenue, Cremorne
25 Harriette Street, Neutral Bay
46 Harriette Street, Neutral Bay
25 Hayberry Street, Crows Nest

59 Hayberry Street, Crows Nest
59A Hayberry Street, Crows Nest
9 Hayes Street, Neutral Bay
1 Hazelbank Road, Wollstonecraft
22 Hodgson Avenue, Cremorne Point
100 Holtermann Street, Crows Nest (property fronting Huntington St, No 53a)
114 Holtermann Street, Crows Nest
78 Holtermann Street, Crows Nest
82 Holtermann Street, Crows Nest
80 Holtermann Street, Crows Nest
86 Holtermann Street, Crows Nest (property fronting Huntington St, no 41)
42 Holtermann Street, Crows Nest
58 Holtermann Street, Crows Nest
62-64 Holtermann Street, Crows Nest
68 Holtermann Street, Crows Nest
49 Holtermann Street, Crows Nest
59 Holtermann Street, Crows Nest
101 Holtermann Street, Crows Nest
103 Holtermann Street, Crows Nest
61-69 Holtermann Street, Crows Nest
67 Huntington Street, Crows Nest
29 Huntington Street, Crows Nest
30 Huntington Street, Crows Nest
36 Huntington Street, Crows Nest
42 Huntington Street, Crows Nest
40 Huntington Street, Crows Nest
1 Iredale Avenue, Cremorne
2 Kareela Road, Cremorne Point
4-8 Kareela Road, Cremorne Point
12 Kareela Road, Cremorne Point
14-18 Kareela Road, Cremorne Point
30 Kareela Road, Cremorne Point
58 Kareela Road, Cremorne Point
60 Kareela Road, Cremorne Point
63-65 Kirribilli Avenue, Kirribilli
71 Kirribilli Avenue, Kirribilli
73 Kirribilli Avenue, Kirribilli
120 Kurraba Road, Neutral Bay
162 Kurraba Road, Neutral Bay
32-40 Lavender Street, Lavender Bay
16 Mackenzie Street, Lavender Bay
4-6 Margaret Street, North Sydney
26 McHatton Street, North Sydney
5 McLaren Street, North Sydney
123 Milson Road, Cremorne Point
5 Milson Road, Cremorne Point
1 Montague Road, Cremorne
1-3 Morden Street, Cammeray

15 Morden Street, Cammeray
19 Morden Street, Cammeray
24 Morden Street, Cammeray
26 Morden Street, Cammeray
2A Morden Street, Cammeray
19 Murdoch Street, Cremorne
27 Murdoch Street, Cremorne
29 Murdoch Street, Cremorne
36 Murdoch Street, Cremorne
35 Myrtle Street, North Sydney
42-44 Myrtle Street, North Sydney
12 Neutral Street, North Sydney
2 Oaks Avenue, Cremorne
10-12 Oaks Avenue, Cremorne
18 Oaks Avenue, Cremorne
20 Oaks Avenue, Cremorne
9 Oaks Avenue, Cremorne (two houses at rear, fronting Ernest Street)
9 Penshurst Avenue, Neutral Bay
3 Plunkett Street, Kirribilli
17 Priory Road, Waverton
19 Priory Road, Waverton
21 Priory Road, Waverton
2 Powell Street, Neutral Bay
35-37 Rangers Road, Cremorne
2-4 Reed Street, Cremorne
12 Reed Street, Cremorne
13-15 Reed Street, Cremorne
7-7A Reed Street, Cremorne
4 Richmond Avenue, Cremorne
4A Richmond Avenue, Cremorne
6 Richmond Avenue, Cremorne
93 Ridge Street, North Sydney
5 Riley Street, North Sydney
33A-33B Shellcove Road, Neutral Bay
35A Shellcove Road, Neutral Bay
35B Shellcove Road, Neutral Bay
48 Shellcove Road, Neutral Bay
69 Shellcove Road, Neutral Bay
19 Shirley Road, Wollstonecraft
23 Shirley Road, Wollstonecraft
3 Sophia Street, Crows Nest
2 Spofforth Street, Cremorne
4 Spofforth Street, Cremorne
22 Spofforth Street, Cremorne
30-40 Spofforth Street, Cremorne
21 Thomas Street, McMahons Point
1A Waiwera Street, Lavender Bay
7 Waiwera Street, Lavender Bay

13 Waiwera Street, Lavender Bay
22 Waruda Street, Kirribilli
1 Warung Street, McMahons Point
6 Warung Street, McMahons Point
25 West Street, North Sydney
37 West Street, North Sydney
39 West Street, North Sydney
59A West Street, North Sydney
46 West Street, North Sydney
105 West Street, Crows Nest
97A West Street, Crows Nest
93 West Street, Crows Nest
96 West Street, Crows Nest
94 West Street, Crows Nest
100 West Street, Crows Nest
222 West Street, Crows Nest
178 West Street, Crows Nest
168 West Street, Crows Nest
170 West Street, Crows Nest
190 West Street, Crows Nest
4 Whaling Road, North Sydney
110 Wycombe Road, Neutral Bay
116 Wycombe Road, Neutral Bay
3 Wycombe Road, Neutral Bay
48-52 Wycombe Road, Neutral Bay
5-7 Wycombe Road, Neutral Bay
61 Wycombe Road, Neutral Bay

Schedule 6 Exempt development

(Clause 12)

Erection and use, or carrying out, of any of the following:

	Requirements
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Any exempt development listed in this column

Complies with the “deemed-to-satisfy” provisions of the *Building Code of Australia* that are applicable to the relevant site
Meets all relevant Australian Standards
Does not contravene any valid consents that are applicable to the relevant site
Does not obstruct drainage of the site
Is carried out at least 1 metre from any easement or public sewer main
Stormwater is connected to an existing system and not redirected onto an adjoining property
Does not require a tree to be removed
Does not reduce the structural integrity of any building
All equipment is installed according to manufacturer’s specifications and by qualified tradespeople where relevant
Meets all WorkCover requirements particularly for work involving hoarding, scaffolding, removal of lead paint and asbestos

	Heritage	Not on the site of a heritage item or on the street elevation in a conservation area
Access ramps for the disabled		Maximum height 1m (above natural ground level)
	Size	Maximum grade 1:14 and in compliance with Australian Standard AS 1428.1-1998— <i>Design for access and mobility—General requirements for access—New building work</i>
ADVERTISING—see after “Replacement of windows, glazed areas, external doors”		
Aerials/antennae/microwave antennae (not including satellite dishes—dealt with as separate provision)	Heritage	Not attached to a heritage item or adjacent to a heritage item
	Usage	For domestic use only
	Size	Maximum of one per residential building Maximum height 3m above roof ridge
Air conditioning/central heating/heat pump units for residential buildings	Heritage	Not attached to a heritage item or on the street elevation in a conservation area
	Siting	Attached to an external wall or ground mounted Behind the building line Minimum 1.5m from boundary
	Noise	Noise level does not exceed 5dB (A) above ambient background noise level measured at property boundary
Awnings, canopies, storm blinds	Heritage	Not attached to a heritage item or on the street elevation in a conservation area
	Usage	On residential buildings only
	Siting	Located wholly within property boundaries
	Size	Maximum area 10m ²
Barbecues	Foreshore	Not within foreshore building area
	Siting	Located in rear yard Minimum 0.9m from property boundary
	Size	Maximum area 2m ² Maximum height 1.8m

		<p>Involves the use of an existing lawful dwelling by its permanent residents for the temporary accommodation of visitors for commercial purposes</p> <p>No employees other than permanent residents of the dwelling</p> <p>No display or sale of goods from the premises</p> <p>Would not have required the registration of the premises under sections 10-13 of the Shops and Industries Act 1962 as in force immediately before their repeal</p>
	Usage	
	Amenity	No interference with the amenity of the surrounding residents or neighbourhood
	Advertising	No display of advertisements on the premises (other than a notice or sign exhibited on that dwelling to indicate the name and occupation of the resident)
Bed and breakfast accommodation	Dwelling	A maximum of 3 guest bedrooms
	Type	A minimum of 2 bathrooms
	Fire safety	<p>Has a smoke detection system that complies with Australian Standards:</p> <p style="padding-left: 40px;">AS 3786-1993 <i>Smoke alarms</i>, and</p> <p style="padding-left: 40px;">AS 3000:2000 <i>Electrical installations</i> (known as the <i>Australian/New Zealand Wiring Rules</i>)</p>
	Approval	Has a fire extinguisher and fire blanket in the kitchen
	Approval	Approval has been obtained from the owners corporation, or the community, precinct or neighbourhood association, where a dwelling is subject to the Strata Schemes Management Act 1996 or the Community Land Management Act 1989
	Foreshore	Not within foreshore building area
	Usage	Used only for domestic purposes (but not for the keeping of poultry)
Bird aviaries	Siting	<p>Located in rear yard</p> <p>Minimum 0.9m from boundary</p>
	Size	<p>Maximum area 10m²</p> <p>Maximum height 1.8m</p>
	Foreshore	Not within foreshore building line
Cabanas, gazebos, greenhouses	Foreshore	Not within foreshore building line

	Usage	Not used as a dwelling
	Siting	Located in rear yard Minimum 0.9m from property boundary
	Size	Maximum area 10m ² Maximum height 1.8m
	Materials	Non-reflective surface finishes
Clothes hoist/lines	Siting	Located in rear yard Not visible from street or public place
	Heritage	Not on the site of a heritage item Behind the building line in a conservation area
Decks	Siting	Side setbacks minimum 0.9m from property boundary or match those for existing dwelling, whichever is less Minimum 10m setback from any adjoining land in the Bushland zone
	Size	Maximum area 10m ² Finished level not greater than 0.5m above natural ground level
	Structure	Uncovered
	Materials	Made of timber
	Heritage	Not on the site of a heritage item or on the street elevation in a conservation area
Driveways and pathways	Siting	Not over public land Does not require new gutter crossing
	Structure	Not elevated or suspended above natural ground level Replacement only
Display of goods on the footpath	Usage	Used in conjunction with an existing shop for which consent has been granted in an area of commercial/mixed use zoning Permit must be obtained from the Council Must not involve any live or recorded entertainment including music, broadcast programs or the like
	Location	Area is immediately adjoining the shop front and does not obstruct access to this, or to adjacent shops
	Siting	A minimum of 1.8m of footpath, immediately adjacent to the roadway, remains clear of goods

	Size	Area is no greater than 5m ²
	Structure	Goods are displayed at ground level or on stable, temporary structures no higher than 1.5m Goods are not stacked
	Advertising	Signs or advertising displayed on footpath All goods, materials and equipment are temporary and removed from the footpath at close of business
	Amenity	No construction work involved
Fences (other than fences required to be erected by the <i>Swimming Pools Act 1992</i>):	Heritage	Not on the site of a heritage item or adjacent to a heritage item Not in a conservation area
	Foreshore	Not within foreshore building area
1 Boundary fences:		
(a) Front and side (between the building line and street or any other public place)	Materials:	Constructed of timber, metal or lightweight materials
	Size	Maximum height 1m
(b) Side (between the building line and the rear boundary) and rear	Size	Maximum height 1.8m
	Size	Maximum height 0.9m
2 Masonry or brick fences		Constructed in accordance with Australian Standards: <i>AS 1170—Minimum design loads on structures (known as the SAA Loading Code):</i> <i>Part 1-1989—Dead and live loads and load combinations</i> <i>Part 2-1989—Wind loads</i> <i>Part 4-1993—Earthquake loads</i> <i>AS 3600-1994—Concrete structures</i> <i>AS 3700-1998—Masonry structures</i>
	Structure	
Flagpoles	Heritage	Not attached to a heritage item or adjacent to a heritage item Not in a conservation area

	Siting	Only 1 per property
	Size	Does not project beyond property boundaries Maximum flag area 1m ² Maximum height 6m above ground level
	Structure	Internal halliards Structurally stable and securely anchored
	Foreshore	Not within foreshore building area
	Usage	Only 1 per property
Garden sheds	Siting	Located in the rear yard
	Size	Maximum floor area 10m ² Maximum height 2.1m
	Structure	Free standing and pre-fabricated Structurally stable and securely anchored
	Materials	Non-reflective materials
	Usage	The vertical height above footpath level of the structure being erected or demolished must be less than 4m
	Siting	The least horizontal distance between the common boundary of the site and a footpath or public thoroughfare, and the nearest part of the structure, is to be greater than twice the height of the structure being erected or demolished Not to encroach onto public footway or thoroughfare
Hoardings (in conjunction with a structure which is to be erected or demolished)	Structure	Structurally stable and securely anchored Materials and size A hoarding is to be constructed of solid materials to a height not less than 2.4m above level of the footpath or thoroughfare In instances where the horizontal distance between where the building is situated and the boundary is more than twice the measurement of the height of the building, other non-solid hoardings may be provided subject to appropriate signage being provided and provision being made to minimise dust from the site
	Signage	Appropriate signage is to be provided in accordance with Australian Standard AS 1319-1994— <i>Safety signs for the occupational environment</i>

	Usage	No employees other than permanent residents of the dwelling-house No display or sale of goods from the premises Would not have required the registration of the premises under sections 10–13 of the <i>Shops and Industries Act 1962</i> as in force immediately before their repeal
Home occupations	Amenity	No interference with the amenity of the surrounding residents or neighbours
	Advertising	No display of advertisements on the premises (other than a notice or sign exhibited on that dwelling to indicate the name and occupation of the resident)
	Usage	Designed for use and used in conjunction with a single residential premises
	Size	Maximum height of 1.2m above ground level
Letterbox	Structure	Free standing Structurally stable with adequate footings
	Numbering	Approved numbering visible from street alignment
Minor internal alterations:		
	Heritage	Not to a heritage item
		Renovation of bathrooms, kitchens, inclusion of built-in fixtures such as vanities, cupboards and wardrobes Replacement: <ul style="list-style-type: none"> • doors, and • wall, ceiling or floor linings, • deteriorated frame members, and
1 Residential premises	Type	with materials of equal or improved specifications Does not involve changes to the internal layout of the dwelling Does not reduce or increase area provided for light and ventilation or enclose any open area Does not involve the removal of decorative detailing
2 Non-residential premises	Type	Non-structural work such as shelving, displays, benches, partitions
	Size	Floor area not to exceed 100m ²

	Work	Complies with fire safety requirements of the <i>Building Code of Australia</i>
	Usage	Used in conjunction with an existing, refreshment room for which consent has been granted in an area of commercial/ mixed use zoning Permit must be obtained from the Council Must not involve any live or recorded entertainment including music, broadcast programs or the like
	Location	Area is immediately adjoining refreshment room and does not obstruct access to this, or to adjacent shops
Outdoor seating	Siting	A minimum of 1.8m of footpath adjacent to the roadway remains clear of seating
	Size	No greater than 5m ²
	Structure	Area is not to be enclosed via any additional awnings, canopies or storm blinds
	Amenity	All materials and equipment are temporary and are removed from the footpath at close of business No construction work involved
	Advertising	No signs or advertising displayed on the footpath
	Heritage	Not on the site of a heritage item Not in a conservation area
Park and street furniture (seats, bins, picnic tables, minor shelters and the like, not including bus shelters)	Location	Located on land under control of the Council
	Siting	Does not affect sight lines or restrict pedestrian movement
	Structure	Structurally stable and securely anchored
	Heritage	Not on the site of a heritage item Behind the building line in a conservation area
Patio/paving (for use incidental to the use of a dwelling)	Siting	At natural ground level
	Size	Maximum area 20m ²
	Drainage	Measures taken to prevent the entry of water into the dwelling
Pergola	Heritage	Not on the site of a heritage item or on the street elevation in a conservation area
	Type	Not roofed or enclosed

	Siting	Minimum 0.9m from property boundary
	Size	Maximum area 20m ² Maximum height 2.4m
	Structure	Structurally stable and securely anchored
Playground equipment, cubby houses etc:		
1 If for residential use only	Siting	Minimum 0.9m from side property boundary Rear yard only
	Size	Maximum height 2.1m Maximum area 10m ²
	Structure	Structurally stable and securely anchored
2 If for non-residential use	Type	Not for commercial use
	Siting	Minimum 3m from side property boundary
	Size	Maximum height 2.1m
3 On community land (as defined by the <i>Local Government Act 1993</i>)	Structure	Structurally stable and securely anchored
	Type	Replacing existing equipment only
	Heritage	Not carried out on a heritage item or adjacent to a heritage item Not in a conservation area
Re-cladding of roofs or walls		
	Type	Replacing existing materials with similar materials which are compatible with the existing building and finish Does not involve structural alterations or change to the external configuration of the building
	Foreshore	Not within the foreshore building area
Retaining walls	Usage	Retains soil at existing ground level only Does not restrict or alter stormwater drainage
	Size	Does not increase height of finished ground level Maximum height 0.6m

		<p>Masonry walls to comply with Australian Standards:</p> <p><i>AS 1170—Minimum design loads on structures (known as the SAA Loading Code)</i></p> <p><i>Part 1-1989—Dead and live loads and load combinations, Amdt 1—Jan 1993</i></p> <p><i>Part 4-1993—Earthquake loads, Amdt 1—Oct 1994</i></p> <p><i>AS 3600-1994—Concrete structures</i></p> <p><i>AS 3700-1998—Masonry structures</i></p>
	Structure	<p>Timber walls to comply with Australian Standards:</p> <p><i>AS 1170—Minimum design loads on structures (known as the SAA Loading Code)</i></p> <p><i>Part 1-1989—Dead and live loads and load combinations, Amdt 1—Jan 1993</i></p> <p><i>Part 4-1993—Earthquake loads, Amdt 1—Oct 1994</i></p> <p><i>AS 1720—Timber structures (known as the SAA Timber Structures Code)</i></p> <p><i>Part 1-1997—Design methods, Amdt 1—July 1998</i></p>
	Heritage	Not on or alongside a heritage item
Scaffolding	Siting	Does not encroach onto footpath, public thoroughfare or public park Must enclose the work area

		Must comply with Australian Standards: AS/NZS 1576.1:1995— <i>Scaffolding—General requirements</i> AS 1576.2-1991— <i>Scaffolding—Couplers and accessories</i> AS/NZS 1576.3:1995— <i>Scaffolding—Prefabricated and tube-and-coupler scaffolding</i> AS 1576.4-1991— <i>Scaffolding—Suspended scaffolding</i> AS/NZS 1576.5:1995— <i>Scaffolding—Prefabricated splitheads and trestles</i>
	Structure	
	Heritage	Not attached to a heritage item
	Foreshore	Not within the foreshore building area
Solar water heater (attached to a residential building)	Siting	Located on rear of property Not visible from street, foreshores or reserves
	Structure	Installation must be flush with a roof alignment
	Heritage	Not attached to a heritage item Not on the front of a building in a conservation area
	Usage	Not more than one installation per 25m ² of roof area
Skylight/rooflight/air vent	Siting	Minimum 0.9m from property boundary Minimum 0.9m from any common wall between attached dwellings Minimum 1.8m from any roof light in another building on the lot or in a detached part of the same building
	Size	Maximum area of skylight not to exceed 20% of the roof or part of the roof
Water heaters (excluding solar systems, which are dealt with separately in this table)	Siting	At ground level Behind building line
Water tanks	Usage	Maximum of one per dwelling or residential building

	Siting	At or above ground level Located in the rear yard or positioned so as not to be visible from a public place or cause impact on a neighbour's amenity
	Size	Maximum installed height 1.8m above ground level (including any stand) Maximum stand height 0.45m Maximum storage capacity of 2,000 litres
	Noise	Pumps and overflows will not cause noise nuisance to neighbours
	Heritage	Not involving a heritage item, adjacent to a heritage item or on the street elevation in a conservation area
	Size	Does not reduce or increase light and ventilation
Replacement of windows, glazed areas, external doors		Replacement in residential premises with materials that comply with Australian Standards: <i>AS 1288-1994—Glass in buildings—Selection and installation</i>
	Materials	<i>AS/NZS 2208:1996—Safety glazing materials in buildings</i>
		When carried out in a conservation area, replacement windows and doors match existing original windows and doors

ADVERTISING

Business identification sign (flush wall sign)	Heritage	Not attached to a heritage item or adjacent to a heritage item Not in a conservation area
	Illumination	Not illuminated
	Usage	Maximum one per site (residential building) Maximum two per site (non-residential use or building for which consent granted)
	Size	Maximum 0.45m in length and 0.3m in height

		Sign contains only:
		(a) identification of the place or premises
		(b) identification of an occupation or activities carried out at the place or premises
	Content	(c) necessary directions or cautions relating to the place or premises
		(d) statutory notifications required or permitted to be displayed at the place or premises
Community notice sign (a notice or display by a public authority)	Heritage	Not attached to a heritage item or adjacent to a heritage item Not in a conservation area
	Illumination	Not illuminated
	Content	Contains only a notice or display of public information giving information or directions about services provided by the authority
Fascia sign (a sign on the fascia or return end of an awning)	Heritage	Not attached to a heritage item or adjacent to a heritage item Not in a conservation area
	Illumination	Not illuminated
	Usage	Maximum one per site
	Size	Does not project above or below the fascia or return end of the awning Is flush with the fascia
Real estate sign	Heritage	Not attached to a heritage item or adjacent to a heritage item Not in a conservation area
	Illumination	Not illuminated
	Size	No return exceeds 0.2m Residential premises or premises containing serviced apartments—does not exceed 2.5 m ² in total area Commercial/industrial premises—does not exceed 4.5 m ² in total area
	Content	Contains only a notice that the building or site to which it is fixed is for sale or letting
	Duration	Use of the sign is not exempt development later than 14 days after letting or sale of the premises to which sign relates

Temporary sign (a sign announcing a local event—religious, educational, cultural, political, social or recreational)	Heritage	Not attached to a heritage item or adjacent to a heritage item Not in a conservation area
	Illumination	Not illuminated
	Content	Sponsors names or logos are less prominent than message
	Duration	Displayed no earlier than 28 days before an event Use of the sign is not exempt development later than 14 days after the event
Top hamper sign (a sign painted on or attached to the transom of a doorway or display window at the ground floor level of a building)	Heritage	Not attached to a heritage item or adjacent to a heritage item Not in a conservation area
	Illumination	Not illuminated
	Usage	Maximum one per premises
	Size	Does not extend below the head of the doorway or window to which it is attached Does not extend more than 0.2m beyond any building alignment
Under awning sign (a sign which is attached to and hangs below an awning)	Heritage	Not attached to a heritage item or adjacent to a heritage item Not in a conservation area
	Illumination	Not illuminated
	Usage	Maximum one per premises
	Siting	Securely fixed to awning Erected horizontal to the ground
Window sign (a sign displayed on a shop window)	Size	Does not project beyond the awning Not less than 2.6m from the ground or footpath Maximum length of 2.5m Maximum height of 0.5m
	Heritage	Not attached to a heritage item or adjacent to a heritage item Not in a conservation area
	Illumination	Not illuminated
	Usage	Maximum one per shop front
	Siting	Located on ground level façade
	Size	At least 50% of shop front window remains uncovered

BUSHFIRE HAZARD REDUCTION

Bushfire hazard reduction	Work	Work to be carried out consistently with a plan of operations and a bush fire risk management plan under the Rural Fires Act 1997
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CHANGE OF USE

	Type	Previous use was a lawful use
Changed use from: one shop to another shop (excluding food shops)	Duration	Hours of operation do not extend beyond: 8am–6pm Monday–Friday, 8am–5pm Saturday, 9am–4pm Sunday
Changed use from: a food shop to a non-food shop	Type	Previous use was a lawful use
	Duration	No extension to hours outside existing hours of operation
Changed use from: one office to another office	Type	Previous use was a lawful use
	Duration	No extension to hours outside existing hours of operation

FIRE UPGRADING

	Heritage	Not in relation to a heritage item Not in relation to a building in a conservation area
Fire upgrading of a building	Type	Does not involve structural alterations or changes to the external configuration of the building
	Work	Work to be carried out in compliance with the requirements of an order of the Council or as an approved voluntary fire safety upgrade

DEMOLITION OF BUILDING

Demolition	Heritage	Not of a heritage item Not of a building in a conservation area unless the building is an uncharacteristic element in the conservation area
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Type	<p>Not involving the complete demolition of a building</p> <p>Demolition of part of a building (other than a retaining wall) the erection of which would be exempt development for the purpose of this plan</p> <p>May involve demolition associated with decommissioning a building, but not involving any change to the external fabric of the building</p> <p>May involve stripping of internal, non-structural elements only of a building for maintenance or repair purposes</p>
Works	<p>Provision is made for erosion and sediment control in accordance with the Council's brochure "<i>Erosion and Sediment Control for Urban Development</i>"</p>

RADIO TELECOMMUNICATIONS FACILITIES

Satellite dishes:	Heritage	<p>Not involving a heritage item or adjacent to a heritage item</p> <p>Not in a conservation area</p>
	Usage	Maximum 1 per residential building
1 Residential ground mounted	Siting	<p>Located so as not to be visible from a public place</p> <p>A minimum of 0.9m from a property boundary</p>
	Size	<p>Maximum height 1.8m</p> <p>Maximum diameter 1m</p>
	Usage	Maximum 1 per residential building
2 Residential roof mounted	Siting	<p>Located on rear section of roof</p> <p>Not visible from public place</p>
	Size	Maximum diameter 0.6m
	Materials	Colour and materials blend with the building
3 Commercial ground mounted	Usage	Maximum 1 installation per property
	Siting	Situated a minimum of 0.9m from the boundary if the adjoining property is residential
	Size	Maximum height of 1.8m
4 Commercial roof mounted	Usage	Maximum 1 installation per building
	Siting	Located wholly within property boundaries
	Size	Maximum diameter 2m

	Heritage	Not involving a heritage item or adjacent to a heritage item Not in a conservation area
Subscriber connection (deployed by radio terminal, antenna or dish)	Siting	Set back from wall roof parapet and placed central to the roof
	Size	Maximum diameter 1.2m
	Materials	Colour-matched to its background or in a colour agreed in writing between the carrier and the Council
Panel antenna	Heritage	Not involving a heritage item or adjacent to a heritage item Not in a conservation area
	Siting	Set back from wall roof parapet and placed central to the roof
	Materials	Colour-matched to its background or in a colour agreed in writing between the carrier and the Council
1 Flush mounted to existing structure	Siting	Set back from wall roof parapet and placed central to the roof
	Materials	Colour-matched to its background or in a colour agreed in writing between the carrier and the Council
	Siting	Set back from wall roof parapet and placed central to the roof
2 Attached to existing structure	Size	Maximum length 2.8m Does not protrude more than 3m from structure
	Materials	Colour-matched to its background or in a colour agreed in writing between the carrier and the Council

UNDERGROUND TELECOMMUNICATIONS FACILITIES

Pit	Heritage	Not involving a heritage item or adjacent to a heritage item Not in a conservation area
	Size	Maximum surface area 2m ²
	Works	Use of the pit is not exempt development if any sandstone curbing affected has not been reinstated to original state later than two weeks after completion of work No damage to trees
Manhole	Heritage	Not involving a heritage item or adjacent to a heritage item Not in a conservation area
	Size	Maximum surface area 2m ²

	Heritage	Not involving a heritage item or adjacent to a heritage item Not in a conservation area
Underground equipment shelter or housing	Works	Use of the shelter or housing is not exempt development if any sandstone curbing affected has not been reinstated to original state later than two weeks after completion of work No damage to trees
	Size	Maximum surface area 2m ²
Underground conduit or cable:	Heritage	Not involving a heritage item or adjacent to a heritage item Not in a conservation area
	Size	Maximum length 150m Maximum width 0.15m
1 Deployed by narrow trench	Works	Use of the conduit or cable is not exempt development if any sandstone curbing affected has not been reinstated to original state later than two weeks after completion of work No damage to trees
	Size	Maximum diameter 0.15m Minimum 0.6m below the surface
2 Deployed by drill hole	Works	Use of the conduit or cable is not exempt development if any sandstone curbing affected has not been reinstated to original state later than two weeks after completion of work No damage to trees
Cable location marking post/sign	Heritage	Not involving a heritage item or adjacent to a heritage item Not in a conservation area
	Siting	Does not cause obstruction
PUBLIC PAY PHONES		
	Heritage	Not involving a heritage item or adjacent to a heritage item Not in a conservation area
Public pay phone instrument	Usage	Used solely for carriage and content services Not designed, or fitted with devices or facilities, for other uses (such as vending) Not used to display advertising other than advertising related to the supply of standard telephone services

Siting	Does not interrupt streetscape vista/views
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EMERGENCY TELECOMMUNICATIONS FACILITIES

Usage	Installed in an emergency to provide assistance to an emergency services organisation
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Temporary facility

Duration	Use of the facility is exempt development only for duration of emergency
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CO-LOCATED TELECOMMUNICATIONS FACILITIES

Heritage	Not involving a heritage item or adjacent to a heritage item Not in a conservation area
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Conduit or cabling (co-located with an existing facility)

Type	Laid in an existing trench or in a trench created by a developer, relevant local government authority, public utility or carrier
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Schedule 7 Complying development

(Clause 13)

A Detached single storey dwellings—not in conservation areas

Development categories:

- construction of detached, single storey dwelling, or
- alterations and single storey additions to a detached single storey dwelling, or
- construction of carport, garage or outbuilding associated with a detached, single storey dwelling.

Requirements:

All building work must comply with the “deemed-to-satisfy” provisions of the *Building Code of Australia*.

Development must not contravene any valid consents that are applicable to the relevant site.

Design element—streetscape

Standards

- All building work is set back behind the front building line. (The front building line is defined as the line projected between the principal façades of the buildings on adjoining properties.)
- All building work is set back by an average of the setback of the dwellings on land either side of the subject property, from the side boundary of the property, but not by less than 0.9m.

Carports and garages which are visible from a public place:

- face the public street or accessway to which they provide access, and
- complement the design of the associated dwelling by having the same or similar roof form, materials, colours and detailing.

The street elevation of dwellings have:

- a front door or living room window facing the street, and
- a maximum unarticulated length of no more than 6 metres elevation facing the public street.

Alterations, additions and outbuildings visible from a public place:

- face the public street or public accessway from which they are visible, and
- match the design of the main dwelling by having the same or similar roof form, materials, colours and detailing.

Design element—energy efficiency

Standards

Dwelling achieves a minimum 3.5 Star Rating when assessed in accordance with nationally accredited *National House Energy Rating Scheme (NatHERS)*.

Design element—bulk and scale

Standards

- Maximum roof pitch of 36 degrees for a roof visible from any public place.
- Minimum roof pitch of 14 degrees for a roof not visible from any public place.
- Roof openings for skylights not visible on the primary street elevation of the dwelling.
- No increase in overshadowing to principal area of ground level private open space or habitable rooms of any adjoining properties, between the hours of 9 am and 3 pm on 21 June.
- The external wall of any dwelling or addition is set back from the rear boundary a minimum of the average of the rear setbacks of the dwellings on land either side of the subject property, but not by less than 0.9m.
- The eaves and roof gutter of any structure are a minimum distance from the boundary of 0.675m.

Design element—privacy

Standards

- Skylights are a minimum of 1.5m above the floor level.

If a window will have a direct outlook to the windows of habitable rooms of an adjacent dwelling, the window in the proposed dwelling:

- is offset from the edge of one window to the edge of the other by a distance of at least 0.5m to limit views into the adjacent window, or

- has sill heights of at least 1.5m above floor level, or
- has fixed obscure glazing in any part of the window below 1.5m above floor level.

Design element—site access and circulation

Standards

- No new gutter or footpath crossing is to be created.
- The finished level of the driveway is within a maximum of 0.25m from existing ground level.
- Driveways are a minimum of 0.5m from the side boundary.
- Driveways are a minimum of 0.5m clear of all drainage structures on the kerb and gutter and do not interfere with the existing public utility infrastructure, including Council drainage structures, unless prior approval is obtained from the relevant authority.
- Driveways are a minimum distance of 6m from a road intersection.
- Car parking is provided according to *North Sydney Development Control Plan No 1* as approved on 18 December 1990.
- Open car parking spaces, accessways and driveways are surfaced with porous materials or are graded to provide for on-site stormwater management.

Design element—water and soil management

Standards

- The land surrounding any structure is graded and drained to divert surface water to the street and clear of existing and proposed structures and adjoining premises (and does not require pumpouts, charged lines or on-site disposal).
- No construction over any registered easement without the approval of the body benefiting from the easement.
- No structure is constructed within 3m of a sewer or water main without the prior approval of the relevant service authority.
- The development must comply with an erosion and sediment control plan, which contains measures as to how erosion will be controlled and sediments trapped on building sites, in accordance with the Council's brochure "*Erosion and Sediment Control for Urban Development*". The plan must accord with the guidelines for preparing an erosion and sediment control plan found in the former Department of Conservation and Land Management's brochure "*Preparing an Erosion and Sediment Control Plan*" (1994) available from the Council.
- Minimum requirements in relation to the erosion and sediment control plan include:
 - providing a single stabilised entry/exit point for site access, and
 - diverting run-off away from disturbed areas and stockpiles towards stabilised areas using banks or channels, and

- sediment fences being installed downslope to treat site run-off, and
- gutter protection being used only as a precautionary measure if there is a risk of untreated run-off entering the waterways, and
- building material stockpiles being located and managed in accordance with the guidelines, and
- as soon as the roof is complete, temporary or permanent downpipes being installed for roof water drainage, and
- dust minimisation in accordance with the guidelines.

Design element—open space and landscaping

Standards

- A minimum of 50% of the site is to be landscaped area.
- Meets the private open space soft landscaping requirements of *North Sydney Development Control Plan No 1* as approved on 18 December 1990.
- Does not contravene the Council's Tree Preservation Order.
- No structure to be constructed within the drip line of a tree.

B Detached single storey dwellings—in a conservation area

Development categories:

- alterations and single storey additions behind the rear building line of a detached, single storey dwelling, not visible from a public place, or
- construction of car spaces (not involving carports or garages).

Requirements:

All building work complies with the “deemed-to-satisfy” provisions of the *Building Code of Australia*.

Development must not contravene any valid consents that are applicable to the relevant site.

Design element—streetscape

Standards

- Car spaces are set back behind the existing front building line.

Design element—heritage

Standards

- No removal of trees, garden designs or plantings of heritage significance.

Design element—energy efficiency

Standards

- Dwelling achieves a minimum 3.5 star rating when assessed in accordance with a nationally accredited *National House Energy Rating Scheme* (NatHERS).

Design element—bulk and scale

Standards

- Minimum roof pitch of 14 degrees for a roof not visible from any public place. Roof openings for skylights not visible on the primary street elevation of the dwelling.
- No increase in overshadowing to principal area of ground level private open space or habitable rooms of any adjoining properties, between the hours of 9 am and 3 pm on 21 June.
- The external wall of any dwelling or addition is set back from the rear boundary a minimum of the average of the rear setbacks of the dwellings on land either side of the subject property, but not less than 0.9m.
- The eaves and roof gutter of any structure are a minimum distance from the boundary of 0.675m.

Design element—privacy

Standards

- Skylights are a minimum of 1.5m above the floor level.
- If a window will have a direct outlook to the windows of habitable rooms of an adjacent dwelling, the window in the proposed dwelling:
 - is offset from the edge of one window to the edge of the other by a distance of at least 0.5m to limit views into the adjacent window, or
 - has sill heights of at least 1.5m above floor level, or
 - has fixed obscure glazing in any part of the window below 1.5m above floor level.

Design element—site access and circulation

Standards

- No new gutter or footpath crossings are to be created.
- The finished level of the driveway is within a maximum of 0.25m from existing ground level.
- Driveways are a minimum of 0.5m from the side boundary.
- Driveways are a minimum of 0.5m clear of all drainage structures on the kerb and gutter and do not interfere with the existing public utility infrastructure, including the Council's drainage structures, unless prior approval is obtained from the relevant authority.
- Driveways are a minimum distance of 6m from a road intersection.
- Car parking is provided according to *North Sydney Development Control Plan No 1* as approved on 18 December 1990.
- Open car parking spaces, accessways and driveways are surfaced with porous materials or are

graded to provide for on-site stormwater infiltration.

Design element—water and soil management

Standards

- The land surrounding any structure is graded and drained to divert surface water to the street and clear of existing and proposed structures and adjoining premises.
- No construction over any registered easement without the approval of the body benefiting from the easement.
- No structure is constructed within 3m of a sewer or water main without the prior approval of the relevant service authority.
- The development must comply with an erosion and sediment control plan, which contains measures as to how erosion will be controlled and sediments trapped on building sites, in accordance with the Council's brochure "*Erosion and Sediment Control for Urban Development*". The plan must accord with the guidelines for preparing an erosion and sediment control plan found in the former Department of Conservation and Land Management's brochure "*Preparing an Erosion and Sediment Control Plan*" (1994) available from Council.
- Minimum requirements in relation to the erosion and sediment control plan include:
 - providing a single stabilised entry/exit point for site access, and
 - diverting run-off away from disturbed areas and stockpiles towards stabilised areas using banks or channels, and
 - sediment fences being installed downslope to treat site run-off, and
 - gutter protection being used only as a precautionary measure if there is a risk of untreated run-off entering the waterways, and
 - building material stockpiles being located and managed in accordance with the guidelines, and
 - temporary or permanent down pipes being installed for roof water drainage as soon as the roof is complete, and
 - dust minimisation in accordance with the guidelines.

Design element—open space and landscaping

Standards

- A minimum of 50% of the site is to be landscaped area.
- Meets the private open space soft landscaping requirements of *North Sydney Development Control Plan No 1* as approved on 18 December 1990.
- Does not contravene the Council's Tree Preservation Order.
- No structure to be constructed within the drip line of a tree.

C Attached dwellings and apartment buildings—not in conservation areas

Development category:

- Minor alterations and additions to attached dwellings or apartment buildings, or
- The construction of garages/carports, or
- The erection of outbuildings associated with these residential buildings.

Requirements:

All building work complies with the “deemed-to-satisfy” provisions of the *Building Code of Australia*.

Development must not contravene any valid consents that are applicable to the relevant site.

Relevant owners corporation approval has been given.

Design element—streetscape

Standards

- All building work is set back behind the existing front building line.
- The structure is set back at least an average of the setback of the dwellings on land either side of the subject property, from the front boundary of the property.
- All building work is set back by an average of the setback of the dwellings on land either side of the subject property, from the side boundary of the property, but not by less than 0.9m.

Carports and garages which are visible from a public place:

- face the public street or access way to which they provide access, and
- are set back behind the front building line of the building, and
- complement the design of the associated dwelling by having the same or similar roof form, materials, colours and detailing, and
- do not create any new gutter or footpath crossings.

Alterations, additions and outbuildings visible from a public place:

- match the design of the main dwelling through roof form, materials, colours and detailing.

Design element—bulk and scale

Standards

- Maximum roof pitch of 36 degrees for a roof visible from any public place.
- Minimum roof pitch of 14 degrees for a roof not visible from any public place.
- Roof openings for skylights not visible on the primary street elevation of the dwelling.
- No increase in overshadowing to principal area of ground level private open space or habitable

rooms of any adjoining properties, between the hours of 9 am and 3 pm on 21 June.

- The external wall of any dwelling or addition is set back from the rear boundary a minimum of the average of the rear setbacks of the dwellings on land either side of the subject property, but not by less than 0.9m.
- The eaves and roof gutter of any structure are a minimum distance from the boundary of 0.675m.
- No increase in the number of dwellings.
- No increase in the floor space within any dwelling.

Design element—privacy

Standards

- Skylights are a minimum of 1.5m above the floor level.
- If a window will have a direct outlook to the windows of habitable rooms of an adjacent dwelling, the window in the proposed structure:
 - is offset from the edge of one window to the edge of the other by a distance of at least 0.5m to limit views into the adjacent window, or
 - has sill heights of at least 1.5m above floor level, or
 - has fixed obscure glazing in any part of the window below 1.5m above floor level.

Design element—water and soil management

Standards

- The land surrounding any structure is graded to divert surface water to the street and clear of existing and proposed structures and adjoining premises.
- No construction over any registered easement without the approval of the body benefiting from the easement.
- No structure is constructed within 3m of a sewer or water main without the prior approval of the relevant service authority.
- The development must comply with an erosion and sediment control plan which contains measures as to how erosion will be controlled and sediments trapped on building sites, in accordance with the Council's brochure "*Erosion and Sediment Control for Urban Development*". The plan must accord with the guidelines for preparing an erosion and sediment control plan found in the former Department of Conservation and Land Management's brochure "*Preparing an Erosion and Sediment Control Plan*" (1994) available from the Council.
- Minimum requirements in relation to the erosion and sediment control plan include:
 - providing a single stabilised entry/exit point for site access, and
 - diverting run-off away from disturbed areas and stockpiles towards stabilised areas using banks or channels, and

- sediment fences being installed downslope to treat site run-off, and
- gutter protection being used only as a precautionary measure if there is a risk of untreated run-off entering the waterways, and
- building material stockpiles being located and managed in accordance with the guidelines, and
- temporary or permanent downpipes being installed for roof water drainage as soon as the roof is complete, and
- dust minimisation in accordance with the guidelines.

Design element—open space and landscaping

Standards

- A minimum of 50% of the site is to be landscaped area.
- Private open space is provided in accordance with *North Sydney Development Control Plan No 1* as approved on 18 December 1990.
- Does not contravene the Council's Tree Preservation Order.
- No structure is to be located within the drip line of a tree.

D Fitout works to commercial premises and shops—not in conservation areas

Development category:

- Minor alterations and internal fitout work to existing commercial premises or shops that do not change the building classification of the premises under the *Building Code of Australia*.

Requirements:

All building work complies with the “deemed-to-satisfy” provisions of the *Building Code of Australia*.

Development must not contravene any valid consents that are applicable to the relevant site.

Design element—streetscape

Standards

- All proposed building work is within the existing approved envelope of the building.
- Any new entrance faces directly to the public street or pedestrian way on the property boundary of the building.
- The new use of the building or shop requires no increase in the provision of car spaces to comply with *North Sydney Development Control Plan No 1* as approved on 18 December 1990.

Design element—floor space

Standards

- There is no increase in the gross floor area.

- There is no decrease in the gross floor area used for pedestrian access paths or access to fire exits and the building work complies with the requirements of the *Building Code of Australia*.
- Complies with this plan with respect to floor space ratios for commercial/non-residential uses.

E Fitout to alter a shop to a food shop—not in conservation areas

Development category:

- Minor alterations and internal fitout work to alter a shop to a food shop that does not change the building classification of the premises under the *Building Code of Australia*.

Requirements:

All building work complies with the “deemed-to-satisfy” provisions of the *Building Code of Australia*.

Development must not contravene any valid consents that are applicable to the relevant site.

Design element—streetscape

Standards

- All proposed building work is within the existing approved envelope of the shop.
- Any new entrance faces directly to the public street or pedestrian way on the property boundary of the building.
- The new use of the building or shop requires no increase in the provision of car spaces to comply with to *North Sydney Development Control Plan No 1* as approved on 18 December 1990.

Design element—floor space

Standards

- There is no increase in the gross floor area.
- There is no decrease in the gross floor area used for pedestrian access paths or access to fire exits and the work complies with the requirements of the *Building Code of Australia*.
- Complies with this plan with respect to floor space ratios for commercial/non-residential uses.

Design element—compliance with North Sydney Council Food Premises Code

Standard:

- All aspects of the food handling areas and internal shop layout shall comply with the “*North Sydney Food Premises Code*”, as adopted by the Council on (insert relevant date) and any relevant Australian Standards.

Definition:

A food shop for the purposes of this item is any retail outlet where food for consumption is sold, but it is not consumed on the premises. It does not include any form of refreshment room such as a café, milk bar, or restaurant.

F Land subdivision—not in conservation areas

Development category:

Subdivision for the purpose of:

- correcting an encroachment on a lot, or
- boundary adjustments that do not create a different number of lots.

Requirements:

All buildings and works on the land comply with the “deemed-to-satisfy” provisions of the *Building Code of Australia*.

Development must not contravene any valid consents that are applicable to the relevant site.

Design element—street frontage

Standards

- The requirements of the relevant site-related controls are met, in accordance with this plan.
- Must maintain existing, or comply with the requirements for new, lot frontage and access from a public road in accordance with this plan.
- A minimum of 50% of the site of a building is to be landscaped area.
- Meets the private open space soft landscaping requirements of *North Sydney Development Control Plan No 1* as approved on 18 December 1990.
- No structure on the land is constructed within the drip line of a tree.

G Builders’ sheds and portable toilet facilities—not in conservation areas

Development category:

Erection of builders’ sheds or portable toilet facilities, if the sheds or facilities:

- are declared in the application for a complying development certificate to be temporary only (that is to be required for a period not exceeding one year), and
- are not designed for residential purposes, and
- are not designed for the storage or handling of inflammable materials.

Requirements:

All buildings and works on the land comply with the “deemed-to-satisfy” provisions of the *Building Code of Australia*.

Development must not contravene any valid consents that are applicable to the relevant site.

Design element—bulk and scale

Standards

- Maximum height of the building is one storey.
- Building is set back from every boundary of the lot by a minimum of 3 metres.

Schedule 8 Complying development certificate standard conditions

(Clause 13)

1 Conditions that apply before work begins

- (1) Two days before any site works, building or demolition begins, the person having the benefit of the complying development certificate must notify adjoining owners that work will commence.
- (2) Before any site works, building or demolition is started, the person having the benefit of the complying development certificate must:
 - (a) notify the Council of the name, address, phone number and licence number of the builder, and
 - (b) erect a sign at the front of the property with the builder's name, licence number, site address, consent number and contact telephone number, and
 - (c) provide a temporary on-site toilet or access to an existing toilet on site, and
 - (d) protect and support any neighbouring buildings that might be affected by the proposed development, and
 - (e) protect any public place from obstruction or inconvenience caused by the carrying out of the proposed development, and
 - (f) set up barriers sufficient to prevent any substance from the site falling onto a public place.

2 Approved plans on site

A copy of all approved certified plans, specifications and documents incorporating conditions of certification shall be kept on site at all times so as to be readily available for perusal by any officer of the Council or the Principal Certifying Authority.

3 BCA

All building work must be carried out in accordance with the "deemed-to-satisfy" provisions of the *Building Code of Australia*.

4 Home Building Act 1989

Building work that involves residential building work (within the meaning of the [Home Building Act 1989](#)) must not be carried out unless the Principal Certifying Authority:

- (a) in the case of work to be done by a licensee under that Act has been informed in writing of the licensee's name and contractor licence number, or
- (b) in the case of work to be done by any other person has been informed in writing of the person's name and owner-builder permit number.

5 Excavation/demolition

- (1) All excavations and backfilling associated with the erection or demolition of a building must be executed in accordance with any appropriate Australian Standards including those relating to safety.
- (2) All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.

6 Retaining walls and drainage

If the soil conditions require it:

- (a) retaining walls associated with the erection or demolition of a building or other approved methods of preventing movement of the soil must be provided, and
- (b) adequate provision must be made for drainage.

7 Support for neighbouring buildings

- (1) If an excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on an adjoining lot of land, the person causing the excavation to be made:
 - (a) must preserve and protect the building from damage, and
 - (b) if necessary, must underpin and support the building in a manner approved by the Council, and
 - (c) must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining lot of land, give notice of intention to do so to the owner of the adjoining lot of land and furnish particulars of the excavation to the owner of the building being erected or demolished.
- (2) In this clause, **lot of land** includes a public road and any other public place.

8 Protection of public places

- (1) If the work involved in the erection or demolition of a building:
 - (a) is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or hindered, or

(b) involves the enclosure of a public place or any part of a public place,
a hoarding or fence must be erected between the work site and the public place.

- (2) If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.
- (3) The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.
- (4) Any such hoarding, fence or awning is to be removed when the work has been completed.

9 Site sign

- (1) A sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out:
 - (a) stating that unauthorised entry to the work site is prohibited, and
 - (b) showing the name of the owner of the premises and of the person in charge of the work site, and a telephone number at which that person may be contacted outside working hours.
- (2) Any such sign is to be removed when the work has been completed.
- (3) This clause does not apply to:
 - (a) building work carried out inside an existing building, or
 - (b) building work carried out on premises that are to be occupied continuously (both during and outside working hours) while the work is being carried out.

10 Toilets

- (1) Toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.
- (2) Each toilet provided:
 - (a) must be a standard flushing toilet, and
 - (b) must be connected:
 - (i) to a public sewer, or
 - (ii) if connection to a public sewer is not practicable, to an accredited sewage management facility approved by the Council, or
 - (iii) if connection to a public sewer or an accredited sewage management facility

is not practicable, to some other sewage management facility approved by the Council.

- (3) The provision of toilet facilities in accordance with this clause must be completed before any other work is commenced.
- (4) In this clause:

accredited sewage management facility means a sewage management facility to which Division 1 of Part 4 of the *Local Government (Approvals) Regulation 1999* applies, being a sewage management facility that is installed or constructed to a design or plan the subject of a certificate of accreditation referred to in clause 43 of that Regulation.

approved by the Council, in relation to a sewage management facility, means a sewage management facility the subject of an approval in force under Division 2 of Part 3 of the *Local Government (Approvals) Regulation 1999*.

public sewer has the same meaning as it has in clause 25 of the *Local Government (Approvals) Regulation 1999*.

sewage management facility has the same meaning as it has in clause 25 of the *Local Government (Approvals) Regulation 1999*.

11 Fire safety (change of use)

- (1) A building in respect of which there is a change of building use must comply with such of the Category 1 fire safety provisions applicable to the proposed use.
- (2) In this clause, **Category 1 fire safety provision** has the same meaning as in clause 3 of the *Environmental Planning and Assessment Regulation 2000*.

12 Site management

Where the proposed development may result in water run-off or affect stormwater run-off, the person having the benefit of the complying development certificate must instal run-off and erosion controls to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land, by taking the following measures:

- (a) diverting uncontaminated run-off around cleared or disturbed areas,
- (b) erecting a silt fence to prevent debris escaping into drainage systems or waterways,
- (c) preventing tracking of sediment by vehicles onto roads,
- (d) stockpiling topsoil, excavated material, construction and landscaping supplies and debris within the site.

13 Removal or disturbance of vegetation and top soil must be confined to within 3 metres of the

approved building area.

14 Drainage

- (1) Where the proposed development may affect drainage of the site, the land surrounding any structure must be graded to divert surface water to the street and clear of existing and proposed structures and adjoining premises.
- (2) Where the proposed development may affect drainage of the site and the water falls to the rear of the property, it must be collected and drained via a gravity system (and not by pumpouts, charge lines or on-site disposal) to a Council stormwater line or must be disposed of in a manner consistent with the Council's "Soil and Water Management Policy".

Inspections

15 Progress inspections

The Council or the Principal Certifying Authority, unless otherwise agreed in writing, shall be given 48 hours notice:

- (a) for inspection of the following, where applicable:
 - (i) foundations before footings are laid,
 - (ii) reinforcement prior to encasement in concrete,
 - (iii) damp-proofing and flashing prior to covering,
 - (iv) structural steelwork prior to covering,
 - (v) timber framing prior to lining,
 - (vi) stormwater and drainage prior to backfilling, and
- (b) on completion of any building work, and
- (c) if required by any special conditions relevant to the complying development certificate.

16 Progress survey—minor development

In order to ensure compliance with approved plans, a survey certificate, to Australian Height Datum, shall be prepared by a registered surveyor, as follows:

- (a) at the completion of the first structural floor level, indicating the level of that floor and the relationship of the building to the boundaries,
- (b) at the completed height of the building, prior to the placement of concrete

inform work, or the laying of roofing materials,

- (c) at completion, indicating the relationship of the building, and any projections thereto, to the boundaries.

Progress certifications in response to the stages described in paragraphs (a)–(c) shall be provided to the Council or the Principal Certifying Authority at the time of carrying out relevant progress inspections.

17 Mail boxes

Mail boxes shall be provided in accordance with Australia Post guidelines. In general, a clearly marked mailbox (or group of mailboxes) shall be provided within 500 mm of the footpath alignment for premises at ground level, or adjacent to the main entrance to the development site or the building, where applicable.

18 Sydney Water certificate

The person having the benefit of the complying development certificate shall submit to the Council or the Principal Certifying Authority a certificate from the Sydney Water Corporation under section 73 of the *Water Act 1994* demonstrating that the Authority's requirements, if any, in relation to the development have been met, prior to the release of the stamped building plans.

19 Street numbering

Prior to completion of the development, a street number is to be obtained, in accordance with the *Local Government Act 1993*, from the Council, where applicable.

20 Hours of works

- (1) Demolition, earthworks, building construction and landscaping works are restricted to within the hours of 7.00am to 5.00pm, Monday to Friday and on Saturday to within the hours of 8.00am to 1.00pm inclusive, with no work on Sundays and public holidays.
- (2) Excavation works are restricted to within the hours of 8.00am to 5.00pm, Monday to Friday only. (Excavation work includes the operation of any excavation machinery and the use of jack hammers, rock breakers, excavators and the like, regardless of whether the activities disturb or alter the natural state of the existing ground stratum or involve breaking up or removing materials from the site.)

- (3) The builder and any excavator shall each display on-site their contact telephone number which is to be clearly visible and legible from any public place adjoining the site.

21 Site access

- (1) Where kerb and gutter is provided, driveways are to be a minimum of 500mm clear of all drainage structures on the kerb and gutter and are not to interfere with the existing public utility infrastructure, including the Council drainage structures, unless prior approval is obtained from the relevant authority.
- (2) Where kerb and gutter is not provided, a gravel vehicular entrance incorporating a 375 mm diameter stormwater pipe and concrete head walls or a 6 metre by 6 metre concrete slab dish drain shall be constructed to provide access to the lot.
- (3) Driveways are to be a minimum of 6 metres from a road intersection.
- (4) Driveways are to be constructed in accordance with Australian Standard AS 2890.1-1993—*Parking facilities—Off-street car parking*, with appropriate transition zones.

General amenity issues

22 Service ducts

Service ducts shall be provided to keep external walls free of plumbing or any other utility installations.

23 TV aerial

Only one common television aerial shall be installed.

24 Brickwork to match

Any proposed new brickwork shall match the existing brickwork.

25 Reflectivity index of finishes

The reflectivity index of external finishes, including painted surfaces, walls or roof treatment of the proposed development, is to be no greater than 20%.

26 No removal of trees

No trees on public property (footpaths, roads, reserves etc) shall be removed or

damaged during construction including the erection of any fences, hoardings or other temporary works.

27 Protection of trees during works

All trees which are to be retained shall be maintained and protected during any demolition, excavation and construction on the site. The protection method shall be provided to the Principal Certifying Authority by an appropriately qualified person prior to commencement of works.

Construction issues

28 Prohibition on use of pavements

Building materials shall not be placed on the Council's footpaths, road ways, parks or grass verges and a suitable sign to this effect shall be erected adjacent to the street alignment.

29 Mobile plant

Where on-street use of mobile plant is approved, such approval will be subject to issue of a permit under section 68 of the [Local Government Act 1993](#) on each occasion from the Council's Customer Services Unit. Such permit must be obtained and the fee paid at least 2 clear working days in advance of each relevant date.

30 Hazardous materials

- (1) Unless tested by a person with suitable experience and expertise and shown to be otherwise, buildings constructed before 1970 are assumed to:
 - (a) have accumulated hazardous amounts of fine lead dust in ceiling and wall cavities, and
 - (b) contain components and surfaces coated with lead paint.
- (2) Appropriate measures to minimise hazards and contamination from lead are to be implemented.

31 Equipment noise

Silencing mechanisms of a type approved by the Council shall be provided and maintained in respect of all power-operated plant used in demolition, excavation, earthworks and erection of the building.

32 Dust emission

Suitable screens and/or barricades shall be erected during any demolition, excavation and building works, where necessary to reduce the emission of dust, water effluent or other matter from the site. (Screening is to consist of a minimum 2 metres height of shade cloth or similar material secured to a chain wire fence or the like.)

33 Disposal schedule

A disposal schedule for waste materials arising from any demolition and excavation shall be submitted to the Council prior to the commencement of work, identifying:

- (a) those materials to be recycled, and
- (b) those materials to be reused, and
- (c) those materials to be disposed of.

A maximum amount of materials shall be recycled or reused.

34 Disposal information

On completion of works and prior to occupation, the person with the benefit of the certificate shall provide to the Council the following information,

- (a) the total tonnage of all waste and excavated material disposed of from the site,
- (b) the disposal points and methods used.

Such information shall be categorised in accordance with the forgoing and is required for waste research purposes.

35 Prohibition on burning

Materials or rubbish resulting from any land clearing, demolition and building works shall not be burnt on the site.

36 Erosion signage

A durable sign, which is available from the Council, shall be erected during building works in a prominent location on site warning of penalties should appropriate erosion and sedimentation control devices not be maintained.

37 Asbestos conditions

Prior to the commencement of works, a survey of the existing building fabric shall be undertaken identifying the presence or otherwise of asbestos contamination. Any works subsequently required to address asbestos contamination shall be undertaken in strict accordance with the requirements of the WorkCover Authority in relation to the removal, handling and disposal of material containing asbestos and the *Code of Practice for the Safe Removal of Asbestos*.

Environmental health issues

38 Termites

The structural members of the building which are subject to attack by subterranean termites shall be protected in accordance with AS 3660.1-1995—*Protection of buildings from subterranean termites—New buildings*. A durable notice must be permanently fixed to the building in a prominent location, such as a meter box or the like, indicating the following:

- (a) method of protection,
- (b) the date of installation of the system,
- (c) where a chemical barrier is used, its life expectancy as listed on the National Registration Authority for Agricultural and Veterinary Chemicals label,
- (d) the need to maintain and inspect the system on a regular basis.

39 Chimney stack

The height of any chimney shall be a minimum 1 metre above the height of any structure (including the applicant's dwelling), or topographical feature within a 15 metres radius of the chimney stack. Exhaust gases shall be discharged vertically and the proposed stack shall be protected by a concentric extended shrouded rain excluder in accordance with the Environment Protection Authority guidelines. It shall terminate in such a position that it is not a risk of fire to nearby combustibles and does not permit the penetration of flue gases through nearby windows or other openings.

40 Noise impact of plant

- (1) All sound producing plant, equipment, machinery or fittings associated with or forming part of any mechanical ventilation system or the refrigeration

system involved in the proposed development, shall be sound insulated and/or isolated so that the noise emitted does not exceed 5 dB (A) above the background level, in any octave band from 63.0 Hz centre frequencies inclusive, at any time the plant is in operation, at the boundary of the site.

Note—

The method of measurement of sound shall be carried out in accordance with Australian Standard AS 1055.1-1997—*Acoustics—Description and measurement of environmental noise—General procedures*.

- (2) A report prepared by an appropriately qualified or accredited person shall be submitted to the Principal Certifying Authority demonstrating compliance with this condition prior to the occupation of the completed works.

Schedule 9 Local open space reservations

(Clause 35 (1))

DP	Description	Lot	Address		
748772		10	2	Vale Street	Cammeray
344820		A	564	Miller Street	Cammeray
847444		14	564A	Miller Street	Cammeray
847444		12	566	Miller Street	Cammeray
11908	Pt/Cnr	1	580	Miller Street	Cammeray
4319	Sec 3	21	11	Belmont Avenue	Wollstonecraft
4319	Sec 3	20	13	Belmont Avenue	Wollstonecraft
925554		1	13	Belmont Avenue	Wollstonecraft
4319	Sec 2	18	15	Belmont Avenue	Wollstonecraft
	Sec 3	14	21	Belmont Avenue	Wollstonecraft
4319	Sec 3	9	29	Belmont Avenue	Wollstonecraft
4319	Sec 3	8	31	Belmont Avenue	Wollstonecraft
4038	Sec 5	13	6-8	Rocklands Road	Wollstonecraft
4038	Sec 5	14	6-8	Rocklands Road	Wollstonecraft
69187		5		Kurraba Road	Neutral Bay
68287		3		Kurraba Road	Neutral Bay
333590		3		Kurraba Road	Neutral Bay

935347	B (except so much of Lot B as forms part of the land shown edged heavy black on the map marked " <i>North Sydney Local Environmental Plan 2001 (Amendment No 8)</i> ")		Stannards Place	Kirribilli
4416	15 (except so much of Lot 15 as forms part of the land shown edged heavy black on the map marked " <i>North Sydney Local Environmental Plan 2001 (Amendment No 8)</i> ")		Stannards Place	Kirribilli
	16 (except so much of Lot 16 as forms part of the land shown edged heavy black on the map marked " <i>North Sydney Local Environmental Plan 2001 (Amendment No 8)</i> ")		Stannards Place	Kirribilli
	17 (except so much of Lot 17 as forms part of the land shown edged heavy black on the map marked " <i>North Sydney Local Environmental Plan 2001 (Amendment No 8)</i> ")		Stannards Place	Kirribilli
773343	1	74	McDougall Street	Kirribilli
607114	1	76	McDougall Street	Kirribilli
326759	2	78	McDougall Street	Kirribilli
931667		62	Willoughby Street	Kirribilli
326760	1	62	Willoughby Street	Kirribilli
326759	1	62	Willoughby Street	Kirribilli

569420	1	1	Bayview Street	McMahons Point
983771	2	23	East Crescent Street	McMahons Point
983771	1	25	East Crescent Street	McMahons Point
618023	2	33	East Crescent Street	McMahons Point
618023	1	33	East Crescent Street	McMahons Point

Schedule 10 Regional open space reservations

(Clause 35 (2))

DP	Description	Lot	Address	
112369	Part of corner lot	1	580 Miller Street	Cammeray
663588	Part of lot	5	20 The Boulevarde	Cammeray
19754		92	23 Churchill Crescent	Cammeray
115700	Part of lot, being the land in CT Volume 7603 Folio 167	1	Shirley Road	Wollstonecraft
409490		A	8 Shirley Road	Wollstonecraft
915829		1	Henry Lawson Avenue	McMahons Point
735191		6	Off Cambridge Street	Cammeray
368807		Y	Cammeray Road	Cammeray

Schedule 11 Operational land

(Clause 52)

Part 1

Description	DP	Lot	Address	
Rear of No 10	184762	Part 1	10 Benelong Road	Cremorne
Olympic Park			Alfred Street South	Milsons Point
North Sydney Olympic Pool			Olympic Drive	Milsons Point
552482		3	Berry Street	North Sydney
Land adjacent to No 1 Wonga Rd, 1-13 Little Wonga Rd, 16 Tobruk Ave, known as Little Wonga Road			Little Wonga Road	Cremorne

Mollie Dive Grandstand and its curtilage	48839	1108	North Sydney Oval, St Leonards Park	North Sydney
Duncan Thompson Grandstand	48839	1108	North Sydney Oval, St Leonards Park	North Sydney
Bill O'Reilly Grandstand	48839	1108	North Sydney Oval, St Leonards Park	North Sydney
Macartney Grandstand	48839	1108	North Sydney Oval, St Leonards Park	North Sydney

Note—

The land described in Part 1 of this Schedule was classified, or reclassified, as operational land for the purposes of the *Local Government Act 1999* before the commencement of this plan. Maps showing the land supported North Sydney Local Environmental Plan 1989 (Amendments Nos 45, 55 and 63).

Part 2**Schedule 12 Land to be acquired for roads**

(Clause 36)

DP	Description	Lot	Address	
440522		A	288 Falcon Street	Neutral Bay
259885		5	312 Falcon Street	Neutral Bay
812254		31	310 Falcon Street	Neutral Bay
		30	308 Falcon Street	Neutral Bay
439964		2	306 Falcon Street	Neutral Bay
529485		4	302 Falcon Street	Neutral Bay
		3	300 Falcon Street	Neutral Bay
		2	298 Falcon Street	Neutral Bay
		1	296 Falcon Street	Neutral Bay
442218		B	294 Falcon Street	Neutral Bay
		A	292 Falcon Street	Neutral Bay
440522		B	290 Falcon Street	Neutral Bay
259885		1	39 Military Road	Neutral Bay
		2	37 Military Road	Neutral Bay
		3	35 Military Road	Neutral Bay
		4	33 Military Road	Neutral Bay

Schedule 13 Refreshment rooms, Residential D zone, Blues Point Road

(Clause 60)

Name*	DP	Lot	Address		
R & Aaah Restaurant	447661	A	117	Blues Point Road	McMahons Point
Guiseppes Italian Restaurant	92031		123	Blues Point Road	McMahons Point
Sawmillers	198680		129	Blues Point Road	McMahons Point
Blues Point Café	196999		135	Blues Point Road	McMahons Point
The Grape Escape	87411		139	Blues Point Road	McMahons Point
Blues Pt Brasserie	110687		147	Blues Point Road	McMahons Point

***Note—**

The name column contains trade names of the refreshment rooms as at February 2000. These are included as an explanatory note to assist identification and are not part of the description of the premises for the purposes of this Schedule. Trade names are expected to change over time.