



Online Services Portal  
Public User  
Hornsby Shire Council

**PLANNING CERTIFICATE UNDER SECTION 149 (2)**

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AS AMENDED

Certificate Number: C1718968  
Reference: 13477:63648  
Issue Date: 15 June 2017  
Receipt No.: 6084801  
Fee Paid: \$133.00

ADDRESS: No. Hornsby Hospital, 38-76 Palmerston Road, HORNSBY NSW 2077

DESCRIPTION: Lot 13 DP 14774, Lot 12 DP 14774, Lot 2 DP 217174, Lot 2 DP 512432, Lot 23 DP 814181, Lot B DP 363790, Lot 2 DP 14774, Lot 1 DP 232290, Lot 1 DP 512432, Lot 188 DP 752053, Lot 189 DP 752053, Lot A DP 329121, Lot B DP 329121, Lot 1 DP 580023, Lot 2 DP 580023, Lot 3 DP 580023, Lot 1 DP 134994

The land is zoned: SP2 Infrastructure

The information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment Regulation 2000.

---

**THIS CERTIFICATE IS DIRECTED TO THE FOLLOWING MATTERS  
PRESCRIBED UNDER SECTION 149 (2) OF THE ABOVE ACT.**

---

**1. Names of relevant planning instruments and DCPs**

- (1) The name of each environmental planning instrument that applies to the carrying out of development on the land.

**(A) Local Environmental Plans**

The Hornsby Local Environmental Plan (HLEP) 2013, as amended, applies to all land in the Shire unless otherwise stated in this certificate.

Refer to Council's website [www.hornsby.nsw.gov.au/hlep](http://www.hornsby.nsw.gov.au/hlep) to view the HLEP.

**State Environmental Planning Policies**

SEPP No. 1 - Development Standards  
 SEPP No. 19 - Bushland in Urban Areas  
 SEPP No. 21 - Caravan Parks  
 SEPP No. 30 - Intensive Agriculture  
 SEPP No. 33 - Hazardous and Offensive Development  
 SEPP No. 44 - Koala Habitat Protection  
 SEPP No. 50 - Canal Estate Development  
 SEPP No. 55 - Remediation of Land  
 SEPP No. 62 – Sustainable Aquaculture  
 SEPP No. 64 – Advertising and Signage  
 SEPP No. 65 – Design Quality of Residential Apartment Development  
 SEPP No. 70 – Affordable Housing (Revised Schemes)  
 SEPP No. 71 – Coastal Protection  
 SEPP (Building Sustainability Index: BASIX) 2004  
 SEPP (Housing for Seniors or People with a Disability) 2004  
 SEPP (State Significant Precincts) 2005  
 SEPP (Mining, Petroleum Production and Extractive Industries) 2007  
 SEPP (Miscellaneous Consent Provisions) 2007  
 SEPP (Infrastructure) 2007  
 SEPP (Exempt and Complying Development Codes) 2008  
 SEPP (Affordable Rental Housing) 2009  
 SEPP (State and Regional Development) 2011

**Deemed State Environmental Planning Policies**

SREP No. 20 - Hawkesbury-Nepean River (No. 2 - 1997).

- (2) The name of each **proposed environmental planning instrument** that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Secretary has notified the

council that the making of the proposed instrument has been deferred indefinitely or has not been approved).

(A) **Proposed Local Environmental Plans**

**YES**

Council has re-exhibited a *Housekeeping Planning Proposal* that seeks to amend the *HLEP 2013* to resolve some of the identified issues raised during the exhibition period which were outside the scope of a translation. The *Planning Proposal* also seeks to rectify a number of anomalies and mapping issues that have been identified since the Plan came into force in October 2013. At its meeting on 13 July 2016, Council resolved to endorse the Planning Proposal and forward it to the Department of Planning and Environment for its making.

(B) **Proposed State Environmental Planning Policies**

**YES**

Draft *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (draft SEPP)* applies to the land. The *draft SEPP* provides controls for child care facilities, schools, universities and TAFEs. It consolidates national and state requirements for child care facilities, and expands exempt and complying development provisions for schools and tertiary institutions. The *draft SEPP* can be viewed on the Department of Planning and Environment's website.

**YES**

Draft *State Environmental Planning Policy (Vegetation) 2017 (Vegetation SEPP)* has been placed on public exhibition. The *Vegetation SEPP* is proposed to safeguard native vegetation by providing a consistent approach to land clearing in NSW. The *Vegetation SEPP* will also ensure the biodiversity offset scheme will apply to all clearing of native vegetation that exceeds the offset thresholds and does not require development consent. Further information on the *Vegetation SEPP* can be obtained by viewing the Explanation of Intended Effect and Frequently Asked Questions on the proposed policy [www.planning.nsw.gov.au/vegetationSEPP](http://www.planning.nsw.gov.au/vegetationSEPP)

- (3) The name of each development control plan that applies to the carrying out of development on the land.

Hornsby Development Control Plan (HDCP) 2013

Refer to Council's website [www.hornsby.nsw.gov.au/hdcp](http://www.hornsby.nsw.gov.au/hdcp) to view the HDCP.

- (4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

**2. Zoning of land use under relevant LEPs**

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP).

- (A) The HLEP 2013 applies to the land unless otherwise stated in this certificate and identifies the land to be:

SP2 Infrastructure

- (B) The purpose for which the instrument provides that development may be carried out within the zone without the need for development consent:

**Refer to Attachment**

Note: Also refer to the applicable SEPP instrument for provisions regarding Development without Consent and Exempt Development

- (C) The purposes for which the instrument provides that development may not be carried out within the zone except the development consent:

**Refer to Attachment**

Note: Also refer to the applicable SEPP instrument for provisions regarding Development with Consent.

- (D) The purposes for which the instrument provides that development is prohibited within the zone:

**Refer to Attachment**

- (E) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed?

**NO**

- (F) Whether the land includes or comprises critical habitat?

**NO**

- (G) Whether the land is in a conservation area (however described)?

**NO**

- (H) Whether an item of environmental heritage (however described) is situated on the land?

**YES**

**2A. Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006**

To the extent that the land is within any zone (however described) under:

- (a) Part 3 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006 and (the 2006 SEPP)*, or
- (b) a Precinct Plan (within the meaning of the 2006 SEPP), or
- (c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the ACT.

**NO**

### **3. Complying Development**

Whether or not the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A(1)(c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Developments Code) 2008*. If complying development may not be carried out on that land because of the provisions of clauses 1.17A(c) and (d) and 1.19 of that policy, the reasons why it may not be carried out under that clause.

#### **General Housing Code and Rural Housing Code**

Complying Development under the General Housing Code or Rural Housing Code **may not** be carried out on the land. The land is affected by specific land exemptions.

Note. Any specific land exemptions listed apply to all or part of the land. Complying development that is located on a part of the land that does not comprise the land that forms a specific land exemption may be carried out on that part of the land. The land that does not satisfy the various land based requirements under Clauses 1.17A, 1.18 and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 are shown coloured red in Council's web-based Mapping Application by ticking the "Code SEPP-Non Complying Land/General and Rural Housing" map layers. The Mapping Application can be accessed on desktop computers, tablets or mobile phones by clicking on the relevant link on Council's HLEP webpage [www.hornsby.nsw.gov.au/hlep](http://www.hornsby.nsw.gov.au/hlep)

- All or part of the land is reserved for a public purpose by an environmental planning instrument, namely the Hornsby Local Environmental Plan 2013. (Clause 1.19)
- All or part of the land is an item that is listed under Schedule 5 Environmental Heritage of the *HLEP*. Complying development that is located on a part of the land that does not comprise the land that is listed under Schedule 5 Environmental Heritage of the HLEP may be carried out on that part of the land, if the heritage item is the only specific land exemption. (Clause 1.17A)

#### **Commercial and Industrial (New Buildings and Additions) Code**

Complying Development under the Commercial and Industrial (New Buildings and Additions) Code **may not** be carried out on the land. The land is affected by specific land exemptions.

Note. Any specific land exemptions listed apply to all or part of the land. Complying development that is located on a part of the land that does not comprise the land that forms a specific land exemption may be carried out on that part of the land. The land that does not satisfy the various land based requirements under Clauses 1.17A, 1.18 and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 are shown coloured orange in Council's web-based Mapping Application by ticking the "Code SEPP-Non Complying Land/Commercial and Industrial" map layers. The Mapping Application can be accessed on desktop computers, tablets or mobile phones by clicking on the relevant link on Council's HLEP webpage [www.hornsby.nsw.gov.au/hlep](http://www.hornsby.nsw.gov.au/hlep)

- All or part of the land is reserved for a public purpose by an environmental planning instrument, namely the Hornsby Local Environmental Plan 2013. (Clause 1.19)
- All or part of the land is an item that is listed under Schedule 5 Environmental Heritage of the *HLEP*. Complying development that is located on a part of the land that does not comprise the land that is listed under Schedule 5 Environmental Heritage of the HLEP may be carried out on that part of the land, if the heritage item is the only specific land exemption. (Clause 1.17A)

#### **Housing Alterations, General Development, Commercial and Industrial Alterations, Subdivisions, Demolition and Fire Safety Codes (Other Codes)**

Complying Development under the Housing Alterations Code, General Development Code, Commercial and Industrial Alterations Code, Subdivisions Code, Demolition Code or Fire Safety Code **may not** be carried out on the land. The land is affected by specific land exemptions.

Note. Any specific land exemptions listed apply to all or part of the land. Complying development that is located on a part of the land that does not comprise the land that forms a specific land exemption may be carried out on that part of the land. The land that does not satisfy the various land based requirements under Clauses 1.17A, 1.18 and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 are shown coloured purple in Council's web-based Mapping Application by ticking the "Code SEPP-Non Complying Land/Codes Other" map layers. The Mapping Application can be accessed on desktop computers, tablets or mobile phones by clicking on the relevant link on Council's HLEP webpage [www.hornsby.nsw.gov.au/hlep](http://www.hornsby.nsw.gov.au/hlep)

- All or part of the land is an item that is listed under Schedule 5 Environmental Heritage of the *HLEP*. Complying development that is located on a part of the land that does not comprise the land that is listed under Schedule 5 Environmental Heritage of the HLEP may be carried out on that part of the land, if the heritage item is the only specific land exemption. (Clause 1.17A)

#### **4. Coastal Protection**

Whether or not the land is affected by the operation of Section 38 or 39 of the *Coastal Protection Act 1979*, but only to the extent that the council has been so notified by the Department of Services, Technology and Administration.

**NO**

**4A. Certain information relating to beaches and coasts**

- (1) In relation to a coastal council – whether an order has been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of the Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.

**NO**

- (2) In relation to a coastal council:

(a) whether the council has been notified under Section 55X of the Coastal Protection Act 1979, that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and

(b) if works have been so placed – whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

**NO**

**4B. Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works**

Whether the owner (or previous owner) of the land has been consented in writing to the land being subject to annual charges under Section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of Section 553B of that Act).

**NO**

Note: “Existing coastal protection works” are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of Section 553B of the Local Government Act 1993.

**5. Mine subsidence**

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961?

**NO**

**6. Road widening and road realignment**

Whether or not the land is affected by any road widening or road alignment under –

- (A) Division 2 of Part 3 of the Roads Act 1993; or

**NO**

- (B) any environmental planning instrument; or

**NO**

- (C) any resolution of council?

**NO**

**7. Council and other public authority policies on hazard risk restrictions**

Whether or not the land is affected by a policy:

- (a) adopted by council, or
- (b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council,

that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulfate soils or any other risk (other than flooding)?

Council's and other public authorities' policies on hazard risk restrictions are as follows:

- (A) **Landslip**

**NO**

- (B) **Bushfire**

**NO**

- (C) **Tidal inundation**

**NO**

- (D) **Subsidence**

**NO**

- (E) **Acid Sulfate Soils**

**NO**

- (F) **Land contamination**

**NO**

Council's electronic property records do not identify the land to be contaminated, being contaminated, as having been remediated or being remediated. Notwithstanding, consideration of Council's policy and the application of provisions under relevant State



legislation may still be warranted if upon further evaluation the land is found to be contaminated or potentially contaminated.

Section 1.C.3.4 Land Contamination of the *Hornsby DCP 2013* contains provisions that restrict the development of land affected by contamination or that is potentially contaminated. Specifically, the provisions may require preliminary contamination assessments, detailed investigations, remedial action plans, validation reports and site audit statements to be undertaken pursuant to *SEPP No. 55 Remediation of Land* before a site is suitable for certain development.

*Hornsby DCP 2013* can be viewed on Council's website [hornsby.nsw.gov.au/hdcp](http://hornsby.nsw.gov.au/hdcp) or at Council's Administration Building or Libraries.

**Notes:** Council undertakes a thorough review of all relevant records (including hard copy property files) for land within zones with a higher propensity for potentially contaminating land uses (i.e. non-residential zoned land) to identify previously approved land uses which have the potential to cause contamination in accordance with the *Managing Land Contamination - Planning Guidelines*. The result of this review is provided on Certificates issued under Section 149(5) of the *EP&A Act 1979*.

If you have any queries regarding a landowner's obligations in relation to contamination issues, it is recommended that you seek your own independent professional advice.

(G) **Any other risk**

**NO**

**7A. Flood related development controls information**

- (1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls?

**NO**

- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls?

**NO**

- (3) Word and expressions in this clause have the same meaning as in the instrument set out in the Schedule to the *Standard Instrument (Local Environmental Plans) Order 2006*.

**8. Land reserved for acquisition**

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

(A) **State Environmental Planning Policy?**

NO

(B) **Hornsby Local Environmental Plan 2013?**

NO

(C) **Planning Proposal?**

NO

**9. Contribution plans**

The name of each contribution plan applying to the land:

**Hornsby Section 94 Development Contributions Plan 2014 – 2024**  
**Hornsby Section 94A Development Contributions Plan 2014 – 2024**

**9A. Biodiversity Certified land**

Whether the land is biodiversity certified land under Part 7AA of the Threatened Species Conservation Act 1995?

NO

**10. Biobanking Agreements**

Whether the land is land to which a biobanking agreement under part 7A of the Threatened Species Conservation Act 1995 relates, (but only if the council has been notified of the existence of the agreement by the Secretary of the Department of Environment, Climate Change and Water)?

NO

**11. Bush fire prone land**

Has all or part of the land been identified as bush fire prone land?

NO

**12. Property vegetation plans**

Has the council been notified that a property vegetation plan under the Native Vegetation Act 2003 applies to this land?

NO

**13. Orders under Trees (Disputes Between Neighbours) Act 2006**

Whether an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on this land (but only if the council has been notified of the order)?

**NO**

**14. Directions under Part 3A**

Whether there is a direction by the Minister in force under Section 75P\_(2)(c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of project or a stage of a project on the land under Part 4 of the Act does not have effect?

**NO**

**15. Site compatibility certificates and conditions for seniors housing**

(a) Whether there is a current site compatibility certificate (seniors housing) of which council is aware, issued under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 in respect of proposed development on this land?

**NO**

(b) Whether there are any terms of a kind referred to in clause 18(2) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 that have imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land?

**NO**

**16. Site compatibility certificates for infrastructure**

Whether there is a valid site compatibility certificate (infrastructure), issued in respect of proposed development on this land?

**NO**

**17. Site compatibility certificates and conditions for affordable rental housing**

(1) Whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land?

**NO**

(2) Whether there are any terms of a kind referred to in clause 17(1) or 38(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a condition of consent to a development application in respect of the land?

**NO**

**18. Paper subdivision information**

(1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

**NO DEVELOPMENT PLAN APPLIES**

(2) The date of any subdivision order that applied to the land.

**NO SUBDIVISION ORDER APPLIES**

(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

**19. Site verification certificates**

Whether there is a current site verification certificate, of which the council is aware, in respect of the land?

**NO**

**Note:** The following matters are prescribed by section 59(2) of the **Contaminated Land Management Act 1997** as additional matters to be specified in a planning certificate:

(a) that the land to which the certificate relates is significantly contaminated land within the meaning of the Act - if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

**NO**

(b) that the land to which the certificate relates is subject to a management order within the meaning of the Act – if it is subject to such an order at the date when the certificate is issued,

**NO**

(c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act – if it is the subject of such an approved proposal at the date when the certificate is issued,

**NO**

(d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of the Act – if it is subject to such an order at the date when the certificate is issued,

**NO**

(e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of the Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

**NO**

**Note:** Section 26 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009* provides that a planning certificate must include advice about any exemption under section 23 or authorisation under section 24 of that Act if the council is provided with a copy of the exemption or authorisation by the Co-ordinator General under that Act.

**NO**

The NSW Infrastructure Co-ordinator General **has not** issued an order under Section 23 or an authorisation under Section 24 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009*.

**20.**

**Loose-fill asbestos insulation**

Whether the land includes any residential premises (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on the register that is required to be maintained under that Division?

**NO**

---

**THIS PART IS DIRECTED TO THE FOLLOWING MATTERS  
PRESCRIBED UNDER SECTION 149 (5) OF THE ABOVE ACT**

---

**NOTE:** “When information pursuant to Section 149 (5) is requested the council is under no obligation to furnish any of the information supplied herein pursuant to that Section. Council draws your attention to Section 149 (6), which states that a council shall not incur any liability in respect of any advice provided in good faith pursuant to sub-section (5). The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this certificate.”

- A.** Whether a resolution to prepare a Planning Proposal applies to the land?

**NO**

- B.** Whether there are draft amendments to the Hornsby Development Control Plan that are on exhibition, have been exhibited or have been adopted by Council for exhibition applying to the land?

**NO**

- C.** Whether there are any provisions applying to the land that control the management of trees and vegetation?

**YES**

Tree and Vegetation Preservation Provisions contained within Hornsby DCP apply to the land.

Note: The Hornsby LEP and Hornsby DCP can be viewed on Council’s website [www.hornsby.nsw.gov.au/hlep](http://www.hornsby.nsw.gov.au/hlep) or at Council’s Administration Building or Libraries.

- D.** Whether there are any provisions within the Hornsby LEP applying to the land that controls the management of biodiversity?

**NO**

- E.** Whether there are any provisions applying to the land within the Hornsby Local Environmental Plan or Hornsby Development Control Plan that control development within a foreshore area?

**NO**

- F.** Whether Council has adopted a Voluntary Planning Agreement within the meaning of S93F of the Environmental Planning and Assessment Act, 1979, as amended, in relation to the land?

**NO**

- G.** Whether the land is within or adjacent to the North West Rail Link as identified on the maps provided by Transport NSW?

**NO**

- H.** Whether the land is subject to the North West Rail Link Corridor Strategy prepared by the Department of Planning and Infrastructure?

**NO**

- I.** Whether the land is within or adjacent to an existing rail corridor?

**NO**

- J.** Whether the land is in a rural area or located adjacent to a rural area in which agriculture occurs?

**NO**

- K.** Whether Council's records show a history of potentially contaminating land use and the land is zoned:

- Business, Industrial and/or SP2 Infrastructure; or

**YES**

Council's records indicate that Hornsby Kuring-gai Hospital is located on the site and as part of its operation an incinerator operated on site. The *Managing Land Contamination: Planning Guidelines – SEPP55 Remediation of Land* (Department of Urban Affairs and Planning and NSW Environment Protection Authority, 1998) indicate that waste storage and treatment may result in land contamination. Accordingly, consideration of Council's policy and the application of provisions under relevant State legislation is warranted. If you have any concerns, it is recommended that you seek your own independent professional advice.

- RU1 Primary Production, RU2 Rural Landscape, RU4 Primary Production Small Lots or E3 Environmental Management.

**NO**

- Any other risk

**NO**

Note: This is NOT a statement on whether or not the property is affected by contamination. Council has a policy on contaminated land which may restrict the development of the land. This policy is implemented when zoning, land use changes or further development is proposed on lands which are contaminated, or have previously been used for certain purposes and the contamination status of the land is uncertain. Accordingly, consideration of Council's policy and the application of provisions under relevant State legislation is warranted. If you have any queries regarding a landowner's obligations in relation to contamination issues, it is recommended that you seek your own independent professional advice.

- L. Whether the land is subject to risk of “future” exposure to tidal inundation?

**NO**

- M. Whether the land is within or adjacent to the NorthConnex motorway link corridor as identified on the maps provided by the NorthConnex project team?

**NO**

- N. Whether there is potential for loose-fill asbestos insulation to be found on properties that are not listed on the NSW Department of Fair Trading's Loose-Fill Asbestos Public Register

**YES**

**Note:** Some residential homes located in Hornsby Shire have been identified as containing loose-fill asbestos insulation in the roof space. The NSW Department of Fair Trading maintains a Public Register of homes that are affected by loose-fill asbestos insulation.

You should make your own enquiries as to the age of the buildings on the land to which this certificate relates, and if it contains a building construction prior to 1980, it is recommended that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land and, if so, the risk (if any) this may pose for the building's occupants.

Further information can be obtained by contacting the NSW Department of Fair Trading and viewing the Department's website.

---

ROBERT STEPHENS  
Acting General Manager per



**PLEASE NOTE: COUNCIL RETAINS THE ELECTRONIC ORIGINAL OF THIS CERTIFICATE.**

**WHERE THIS CERTIFICATE REFERS TO INFORMATION DISPLAYED ON COUNCIL'S WEBSITE OR TO ANY EXTERNAL WEBSITE, IT REFERS TO INFORMATION DISPLAYED ON THE WEBSITE ON THE DATE THIS CERTIFICATE IS ISSUED.**



# **Hornsby Local Environmental Plan 2013 - Land Use Table**

## **Zone SP2Infrastructure**

### **1Objectives of zone**

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

### **2Permitted without consent**

Environmental protection works; Roads; Water reticulation systems

### **3Permitted with consent**

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

### **4Prohibited**

Any development not specified in item 2 or 3