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Preliminary Site Investigation - 7a-11
Racecourse Road and 32-50 Young
Street, West Gosford

27 March 2023

Prepared for:

Waluya Pty Ltd

Prepared by:

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**PRELIMINARY SITE INVESTIGATION - 7A-11 RACECOURSE ROAD AND 32-50 YOUNG STREET,
WEST GOSFORD**

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**PRELIMINARY SITE INVESTIGATION - 7A-11 RACECOURSE ROAD AND 32-50 YOUNG STREET,
WEST GOSFORD**

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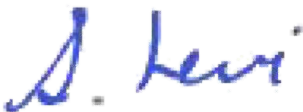


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Executive Summary

Stantec Australia Pty Ltd ('Stantec') was engaged by Waluya Pty Ltd ('the client') to undertake a Preliminary Site Investigation (PSI) to assess for potential contamination at 7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW ('the site'). The site and relevant figures are presented in **Appendix A**. A PSI was requested by the Department of Planning and Environment (DPE) to support the Development Application (DA) for the site.

The proposed redevelopment for the site is a bus depot and is expected to accommodate bus parking, with associated servicing workshops, office administration and staff parking. The proposed layout of the bus depot is presented in **Plate 1, Section 1.0**.

The purpose of the investigation was to gather preliminary contamination information for the site and provide advice on potential construction constraints. Based on the results of this investigation the following known contaminating sources and activities have been identified:

- Deteriorating asbestos building materials in buildings/structures and proximal soils
- Cutting and fill materials of unknown quality or quantity across site
- Fly-tipped demolition and other wastes across the site
- Historical use as a materials storage and/or laydown area across the eastern portion of site in 1965-1991 (south-east) and 1994-2010 (north-east) including demolished buildings and foundations
- Historical use as a layover carpark for the Gosford Racecourse
- Historical industrial activities up-gradient and in proximity to site (i.e. motor garages)
- Potential presence of two abandoned underground storage tanks, historically containing flammable liquids.

Based on potentially completed Source-Pathway-Receptor (SPR) linkages these sources are considered to pose a potential risk to the following receptors:

- Current site users and future site users under a commercial and industrial setting
- Future demolition and construction workers undertaking excavations on site
- Soil dependent biota.

The identified potential sources of contamination have been preliminarily classified as having a low or medium likelihood of complete exposure pathway for human and ecological receptors. Despite this, the information provided in this report is preliminary in nature and has not confirmed actual conditions or potential contaminant concentrations through sampling and analysis of potentially impacted media. Currently it is not possible to make a statement on site suitability for the intended land-use and development.

RECOMMENDATIONS

Based on these findings, we recommend further investigation to determine the extent and nature of the contamination at the site. This will involve soil, ground gas and groundwater sampling and laboratory analysis to identify any contaminants risk present. The following recommendations are



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necessary to manage potential contamination issues that may inform future land development planning approvals and construction design of the site:

- Conduct a Detailed Site Investigation (DSI) to confirm the presence of contaminant sources and contaminated materials within the identified sources. The DSI would seek to determine if a risk to human and ecological receptors exists, whether there is the potential for off-site migration of any identified contaminants and/or if management and consideration is required during construction.
- Undertake a historical titles search of the site which may provide pertinent information in regards to whether the underground storage tanks exist on site. If confirmed, attempt to locate, sample during the DSI fieldwork. It is further recommended that additional groundwater wells be installed to assess groundwater the conditions beneath the site.
- In the event the DSI identifies CoPC above the adopted site criteria investigation levels, the site may require further investigation in the form of a Data Gap Investigation (DGI). This would further clarify the risk to human and ecological receptors and/or recommend appropriate site remediation measures that can be implemented to mitigate potential impacts on human health and the environment, coupled with management and consideration required during construction.
- An updated Hazardous Building Materials (HBM) survey should be undertaken prior to any demolition to assess the condition of hazardous building materials and areas identified in the Getex, 2020 Asbestos Building Materials Register and Management Plan. Any information on asbestos clearance and/or remediation activities for friable soils on site, if available should be identified and provided.
- All materials that are to leave the site intended for waste disposal or beneficial re-use must be classified in accordance with the NSW EPA *Waste Classification Guidelines*, (November 2014) and/or applicable NSW EPA *Resource Recovery Orders*.



Abbreviations

ACM	Asbestos Containing Material
AFFF	Aqueous Film Forming Foams
ASS	Acid Sulfate Soil
BTEX	Benzene, Toluene, Ethylbenzene and Xylene
CEMP	Construction Environmental Management Plan
COPC	Chemicals of Potential Concern
CSM	Conceptual Site Model
DGI	Data Gap Investigation
DP	Deposited Plan
DPE	Department of Planning and Environment
DSI	Detailed Site Investigation
EPA	Environment Protection Authority
FA	Friable Asbestos
HBM	Hazardous Building Materials
LGA	Local Government Area
m	metres
mBGL	metres Below Ground Level
NEPC	National Environmental Protection Council
NEPM	National Environmental Protection Measures
NSW	New South Wales
OCP	Organochlorine Pesticides
OPP	Organophosphorus Pesticides
PAH	Polycyclic Aromatic Hydrocarbons
PCB	Polychlorinated Biphenyls



PRELIMINARY SITE INVESTIGATION - 7A-11 RACECOURSE ROAD AND 32-50 YOUNG STREET, WEST GOSFORD

PFAS	Perfluoroalkyl and Polyfluoroalkyl Substances
PoEO	Protection of Environment Operations
PSI	Preliminary Site Investigation
SVOC	Semi-volatile Organic Compound
SEPP	State Environmental Planning Policy
SPR	Source-Pathway-Receptor
SWL	Standing Water Level
TRH	Total Recoverable Hydrocarbons
VOC	Volatile Organic Compounds



Glossary

The client	Waluya Pty Ltd
The site	Refers to the investigation area at 7a-11 Racecourse Road and 32-50 Young Street, West Gosford 2250 which is made up of fourteen Lots and Deposited Plan (Table 2-1). The total area is about 2.1 hectares.
Stantec	Stantec Australia Pty Ltd



PRELIMINARY SITE INVESTIGATION – 7A-11 RACECOURSE ROAD AND 32-50 YOUNG STREET, WEST GOSFORD

Introduction

1.0 INTRODUCTION

Stantec Australia Pty Ltd ('Stantec') was engaged by Waluya Pty Ltd ('the client') to undertake a Preliminary Site Investigation (PSI) to assess for potential contamination at 7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW ('the site'). The site and relevant figures are presented in **Appendix A**. A PSI was requested by the Department of Planning and Environment (DPE) to support the Development Application (DA) for the site (DPE, 2021).

The proposed redevelopment for the site is a bus depot and is expected to accommodate bus parking, with associated servicing workshops, office administration and staff parking. The proposed layout of the bus depot is presented in **Plate 1** below.

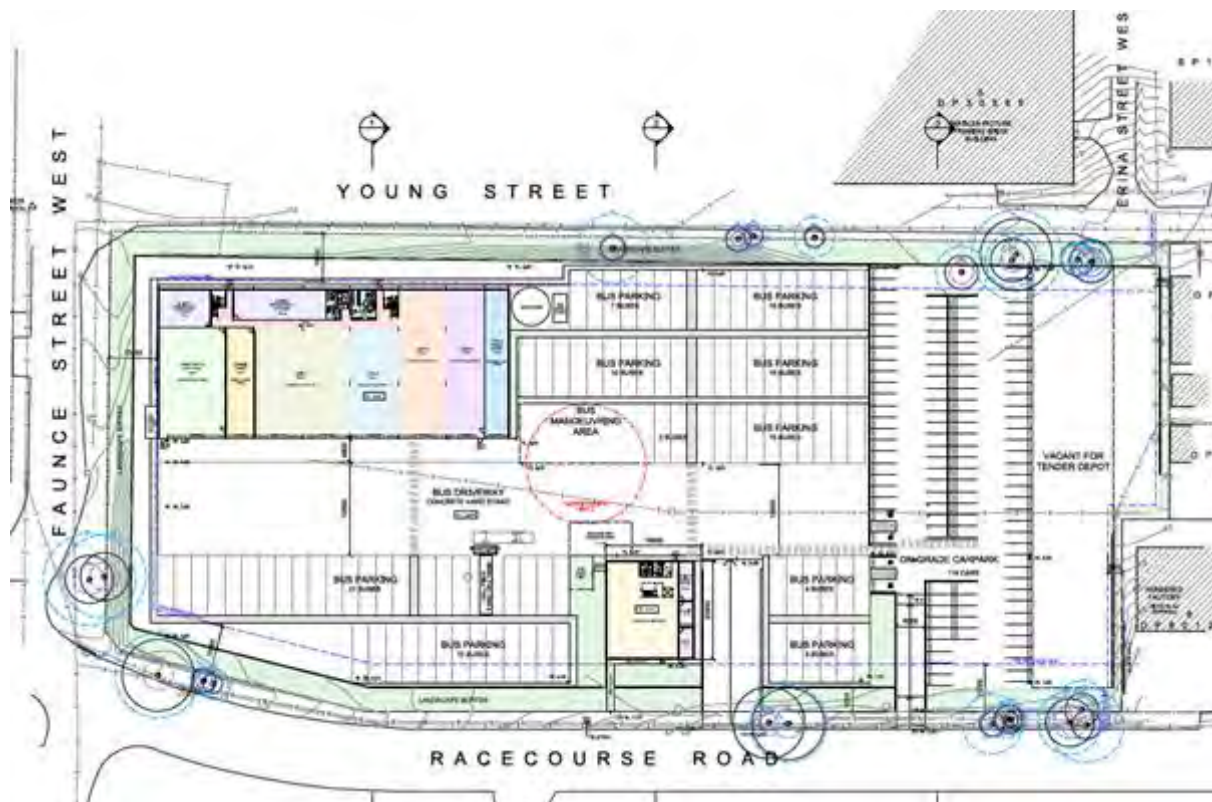


Plate 1: Proposed bus depot development layout at 7a-11 Racecourse Road and 32-50 Young Street, West Gosford



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Introduction

1.1 PURPOSE AND OBJECTIVES

The purpose of this investigation and report is to address the requirements by DPE for a PSI to be completed for the site (DPE, 2021).

The objectives of the PSI are to assess whether contamination has the potential to exist on site and whether further investigation is required.

1.2 SCOPE OF WORKS

Stantec carried out the following scope of work to meet the objectives of the PSI. A desktop study of information for the site and surrounds. This desktop study included a review of:

- Relevant maps for the site including geological, hydrogeological, topographical, landscape and acid sulfate soils
- Historical aerial photographs regarding previous site and surrounding land use
- SafeWork Hazardous Chemicals on Premises records for the site
- NSW EPA contaminated land records and Protection of the Environment Operations Act 1997 (PoEO) Licenses
- Review of 10.7 Certificate
- Review of previous environmental reports (where relevant)
- Underground utilities plans available from Before You Dig Australia (BYDA)
- A site walkover by an experienced contaminated lands professional and interview(s) with site owners and/or relevant site operators
- Preparation of this report detailing findings, conclusions, and recommendations.

1.3 APPLICABLE GUIDELINES AND LEGISLATION

The scope of this PSI has been developed in general accordance with the following guidelines and legislation:

- Contaminated Land Management Act 1997 (CLM Act)
- Protection of the Environment Operations Act 1997 (PoEO Act)
- State Environmental Planning Policy (Resilience and Hazards) 2021
- National Environment Protection (Assessment of Site Contamination) Measure (NEPM), amended 2013 (NEPC, 2013)
- NSW Department of Planning and Environment, State Environmental Planning Policy (Resilience and Hazards) 2021
- NSW Environment Protection Authority Guidelines for the NSW Site Auditor Scheme, 3rd Edition (NSW EPA, 2017)
- NSW EPA Consultants reporting on contaminated land; Contaminated land guidelines (NSW EPA, 2020)
- Guidelines on the Duty to Report Contamination under the Contamination Land Management Act 1997 (NSW EPA 2015).



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Site Description and Setting

2.0 SITE DESCRIPTION AND SETTING

Site details are presented in **Table 2-1** below, and the site plan, surrounding land use and regional vicinity are presented in **Appendix A**.

Table 2-1 Site identification

Details	Comments
Site address	7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250
Approximate overall site area (ha)	2.1 ha
Lot and Deposited Plan (DP)	<ul style="list-style-type: none">Lot 1, DP651249Lot 6, DP801261Lot 11, DP758466Lot 12, DP1100110Lot 13, DP1100206Lot 14, DP1100206Lot 15, DP1100216Lot 16, DP1079150Lot 18, DP1100223Lot 20, DP758466Lot 71, DP810836Lot 72, DP810836Lot 73, DP810836Lot 74, DP810836.
Local Government Area (LGA)	Central Coast LGA.
Current land use	The site currently contains grassed areas with a perimeter of remnant unmanaged bushland, areas of hard stand, and several empty buildings and an unsealed driveway. The buildings comprise a two-storey dwelling and several associated buildings for enclosing horses.
Surrounding land use	Industrial, recreational and residential.
Current zoning- (Gosford Local Environmental Plan 2014)	The site is entirely zoned as B6 (Enterprise Corridor) under the <i>Central Coast Local Environment Plan</i> (LEP) 2022. The zone has the following objectives: <ul style="list-style-type: none">To promote businesses along main roads and to encourage a mix of compatible uses.To provide a range of employment uses (including business, office, retail and light industrial uses).To maintain the economic strength of centres by limiting retailing activity.To provide for residential uses, but only as part of a mixed use development.To provide primarily for businesses along key corridors.
Site coordinates- (NSW SIX Maps, GDA2020 MGA56)	344633.725, 6300661.117

2.1 SITE DESCRIPTION

Site information from publicly available data sets and the provided information in the Lotsearch Report (LS039106_EP, 2022) is summarised below in **Table 2-2**. The Lotsearch Report is attached in **Appendix C**.



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Site Description and Setting

Table 2-2 Site description

Item	Information
Site topography and drainage features (NSW SIX Maps)	<p>Overall, the site has a moderate slope, with all areas of the site sloping to the south-west. The elevation decreases by 14 m between 16 m Australian Height Datum (AHD) and 4 m AHD, from the top north-east corner to the bottom south-west.</p> <p>Surface run-off is expected to flow down gradient and infiltrate exposed surface soils on site.</p>
Nearby water bodies (NSW SIX Maps)	<p>The site is located approximately 1 km north of Brisbane Water and about 650 m east of Narara Creek (receiving waterbody). There are no waterways or waterbodies present on site.</p>
Acid sulfate soil (NSW DPE, CSIRO) / rock risk (NSW Department of Industry, Resources and Energy)	<p>A review of coastal Acid Sulfate Soil (ASS) risk maps shows the site is not mapped in an area of ASS risk. Lands adjacent east and south east of the site across Racecourse Road are mapped as Disturbed Terrain with potential for ASS between 0 and 1 m below ground level (mBGL).</p> <p>Under the Central Coast LEP the site is mapped in a Class 5 area for ASS planning controls, in these areas development consent is required when:</p> <ul style="list-style-type: none"> • Works within 500 m of adjacent Class 1, 2, 3 or 4 land that is below 5 m Australian Height Datum (AHD) and by which the watertable is likely to be lowered below 1 m AHD on adjacent Class 1, 2, 3 or 4 land. <p>The site is not situated on an area of naturally occurring asbestos.</p>
Groundwater (WaterNSW, 2019)	<p>A search of the WaterNSW publicly registered bore data base identified seven registered bores within 500 m of the site. The closest groundwater bore is located 136 m north-west of site within the Gosford Racecourse precinct, the bore is used for monitoring purposes and was drilled to a total depth of 42.5 mBGL. The Standing Water Level of this well was recorded at 12.60 mBGL. This groundwater bore is considered cross gradient to site.</p> <p>Further available information on other registered groundwater bores in proximity to site are presented in Appendix C.</p> <p>The aquifer present on site is expected to be porous, extensive and of low to moderate productivity (Geoscience Australia, 2022) (Appendix C).</p>
Site soil landscapes (NSW DPIE)	<p>The site is located within two (2) soil landscapes. The majority of the site is mapped as the Erina Landscape, and a small area in the south-west of the site mapped as Disturbed Terrain. The soil landscapes present on site are described below:</p> <ul style="list-style-type: none"> • Erina: undulating to rolling rises and low hills on the Terrigal Formation. Local relief <60 m; slope gradients <25%. Rounded narrow crests with moderately inclined slopes. Extensively cleared tall open-forest with open-heathland in exposed coastal areas. Limitations associated with this landscape include mass movement (localised), high soil erosion hazard, foundation hazard (localised), localised high run-on, seasonal waterlogging of footslopes, strongly acid soils of low fertility. • Disturbed Terrain: level plain to hummocky terrain, extensively disturbed by human activity, including complete disturbance, removal or burial of soil. Local relief and slopes highly variable. Landfill includes soil, rock, building and waste materials. Original vegetation completely cleared, replaced with turf or grassland. Limitations associated with this landscape include highly variability, mass movement hazard, steep slopes, foundation hazard, unconsolidated low wet bearing strength materials, impermeable soils, poor drainage, erosion hazard, very low fertility and toxic materials. dividing the eastern and western portions of the site.



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Site Description and Setting

Item	Information
Site surface geology (Department of Regional NSW)	The site lies within the Buralow Formation of the Narrabeen Group from the early Triassic (base) and Middle Triassic (top). The formation is typified by fine-grained micaceous quartz to quartz-lithic sandstone, interbedded with siltstone, grey shale and red-brown claystone.



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Site Walkover and Observations

3.0 SITE WALKOVER AND OBSERVATIONS

A site walkover was conducted on 12 January 2023 by an Environmental Scientist and Contaminated Lands professional from Stantec in company with two client representatives. Relevant observations made during the site walk over are provided below in **Table 3-1** below, and photographs taken during the inspection are contained in **Appendix B**. Site boundary, surrounding land use and regional vicinity and site walkover observations are shown in **Appendix A**.

Table 3-1 Observations summary

Item	Observations	Photographic Log Reference (Appendix B)
Weather conditions	Sunny, temperature of approximately 23 degrees Celsius.	-
Site surface coverings	<p>The site surface was generally covered by a combination of grass, gravel and concrete/asphalt associated with historical building slabs and roads. Gravels were observed to include, anthropogenic materials such as brick, likely coal washery reject and gravels were observed in-situ suggesting potential fill material.</p> <p>Some portions of the site were overgrown with long grass and woody trees or shrubs, therefore the ground surface could not be thoroughly inspected. Overgrown areas were generally associated with embankments along site boundaries and the edges of possible fill platforms.</p> <p>The driveways and access roads in proximity to the buildings and structures on site were predominantly asphalt. The driveway south of the residential dwelling and cleared area in the north-east portion of the site was comprised of compacted gravels. The historical access road that traversed the site to Young Street was overgrown with areas of asphalt visible.</p> <p>Several areas of hardstand or building foundations were observed within the southern half of the site, the largest located at the south-east portion of the site.</p>	7, 9, 18, 19, 21, 22, 26, 29, 30, 33, 36, 43.
Surface soils	Exposed surface soils generally consisted of light brown to orange clayey sandy silts, fill materials such as gravel, coal washery reject and concrete were also observed in-situ.	19, 20, 23, 24, 26, 29, 31, 39, 40, 41, 50
Site cut and fill	<p>The northern and eastern boundary of the site appeared to be cut and consisted of an embankment (about 4-6 metres high), sandstone chunks were observed along the northern boundary.</p> <p>The graveled area north-east of the site appeared to be raised, with an embankment east of the northern open stable which appeared to be cut with fill and fly-tipped wastes observed.</p> <p>Generally, the western portion of the site was on grade with filling observed (i.e. anthropogenic materials in-situ) for driveways and within the cleared area.</p> <p>Mounding was also observed throughout the entirety of the large cleared area with evidence of anthropogenic materials on the surface.</p>	18, 36, 47, 50.
Buildings and structures	There were six (6) buildings on the site at the time of inspection:	7, 12, 43, 51 and Appendix D .



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Site Walkover and Observations

Item	Observations	Photographic Log Reference (Appendix B)
	<ul style="list-style-type: none"> Residential building: double story, contains asbestos building materials (Getex, 2020) Garage: one story, brick Horse arena: open, metal roofing Enclosed horse stables and detached shed: single story, contains asbestos in building materials (Getex, 2020), brick, besser block and welded mesh sheets Open horse stables: single story, contains asbestos in building materials (Getex, 2020), besser block and welded mesh sheets. 	
Potential hazardous building material	<p>An asbestos building materials register and management plan for the site was prepared for the site 2020 (Getex, 2020) and is attached in Appendix D. The plan identified the presence of asbestos in building materials in the varying condition (i.e. good to poor) and friability in the form of sheeting, cladding, electrical backing boards, paneling, roove guttering.</p> <p>Friable asbestos was confirmed in the surficial soil drip lines of deteriorating roof guttering near the horse stables (Getex, 2020). Asbestos sheeting in poor condition was also recorded near the northern entrance of the enclosed stable (Photograph location 1, Appendix B).</p> <p>One fragment of Potential Asbestos Containing Material (PACM) in poor condition was observed on the surface of the graveled area in the north-east portion of the site (Photo location 27, Appendix B).</p>	1, 5, 7, 8, 9, 10, 12, 27, 42, 43, 44, 45 and Appendix D .
Manufacturing industrial or chemical processes and infrastructure	No manufacturing industrial or chemical processes were observed on the site, however anecdotally the stables are now used for cabinetry making.	13.
Fuel storage tanks (USTs/ASTs)	No above or underground fuel storage tanks were observed on the site.	-
Hazardous chemicals	Small tins of paint and thinners than were present on site in the detached shed north of the enclosed stables. Small jerry cans of fuel (likely used for power tools) and batteries were stored near the southern entrance of the enclosed stable	14, 46.
Solid waste deposition	<p>General waste and recycling bins were observed in the vicinity of the residential dwelling. A trailer containing cabinetry off-cuts was observed next to the detached building near the residential dwelling.</p> <p>Fly-tipping of building materials and other miscellaneous materials was observed along the borders of the site (predominantly north and east). The steep embankment between the graveled area (north-east portion of site) and open stable contained evidence of fly-tipping. This area contained materials such as concrete chunks, tyres, bricks, metal sheeting/objects. A large pallet of deteriorating Medium Density Fibreboard (MDF) and carpet off-cuts, newspapers was observed amongst vegetation, south-east of the gravelled area.</p> <p>Due to vegetation overgrowth some areas were not accessible, meaning there may be potential for scattered fly-tipped waste to exist.</p>	2, 6, 11, 16, 20, 23, 24, 28, 29, 34, 39, 40, 41, 47, 49.



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Site Walkover and Observations

Item	Observations	Photographic Log Reference (Appendix B)
Liquid waste disposal features	A potential septic tank system was observed south of the detached building.	15.
Evidence of previous site contamination investigations	No evidence of previous investigations other than the asbestos register (Getex, 2020) was observed on the site.	-
Evidence of land contamination (staining or odors)	White staining (inferred to be paint) was observed on the asphalt, down gradient of the open stable. No odours were noted on site.	7.
Evidence of ground water contamination	No groundwater wells were observed on site.	-
Ground water use	Not observed.	-
Vegetation	Dense vegetation is present in the northern end of the site as well as the entire eastern boundary. The remaining site area is covered with grass in variable condition.	19, 22, 30, 36, 43.
Site fencing	The site is fully fenced with two access gates from Racecourse Road, both with locks. Currently, the site is used as an overflow car park (parking in cleared areas) to support the Gosford Racecourse during racing days. Anecdotal evidence from the client stated that the fences bordering site have been repaired (i.e. holes) and upgraded twice since the acquisition of the property. One hole was observed in the fence on Young Street.	4.

3.1 AREAS NOT ACCESSED

The site was generally open and freely accessible except for the areas/ground surfaces identified in **Table 3-2** below which were not able to be visually assessed during the site walkover and should be considered in relation to the further data gaps detailed in **Section 5.2**.

Table 3-2 Inaccessible areas during site walkover

Area	Justification/Notes
Residential dwelling and garage	Occupied by tenants, access not provided.
Storage shed	The door was locked and that was the only point of entry.
Two rooms in the enclosed stable	Both doors were locked and they were they only points of entry.
Areas of dense vegetation or unmaintained grass.	Dense overgrowth prohibited view of the surface, also the eastern portion was positioned on an embankment.



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Site History Assessment

4.0 SITE HISTORY ASSESSMENT

A site history review was undertaken utilising publicly available and searchable registers and data sets to identify land uses and other information that may identify onsite or offsite sources of contaminations.

4.1 PREVIOUS REPORTS

One previous report was reviewed as part of this assessment:

- Getex Pty Ltd (2020). *Asbestos Building Materials Register and Management Plan for 9A-11 Racecourse Road, West Gosford NSW 2250*. Prepared for Busways Group Pty Ltd. Issued 12 December 2020. Report Number 1122.07.ASSR

Getex Pty Ltd were engaged by Busways Group Pty Ltd to undertake an asbestos materials survey at 9a-11 Racecourse Road, West Gosford NSW 2250. The objective of the survey was to determine the type, condition and extent of asbestos building materials that may be present and prepare an asbestos building materials register and asbestos management plan for the site. Non-friable asbestos of varying condition was detected in building materials at the northern stable, north-eastern shed, southern stable, house and garage. Generally, these areas were considered low to medium risk. Areas of high risk included areas containing friable asbestos, which was recorded in materials (i.e. detritus and soils) below drip lines of existing poor conditioned asbestos roofing or material at the northern stable, southern stable and north-eastern shed. No record of remediation and/or asbestos clearance was provided to Stantec, and presents a data gap. The full report is attached in **Appendix D**.

4.2 REGISTERS AND RECORDS

A search of the following databases was undertaken by Lotsearch on behalf of Stantec to identify properties within up to a 2,000 m radius from the site boundaries that may present a potential contaminant risk. A copy of the report is presented in **Appendix C**.

- List of NSW contaminated sites notified to NSW EPA
- NSW EPA Contaminated land records of notice
- NSW EPA location of former gasworks sites
- NSW EPA Per and Polyfluoro-alkyl Substance (PFAS) investigation program
- NSW EPA other sites with contamination issues
- NSW EPA Licensed activities under the POEO Act
- NSW EPA Delicensed POEO activities still regulated by the EPA
- NSW EPA Former POEO licensed activities now revoked or surrendered
- Defence PFAS Investigation and Management Program
- Air Services Australia National PFAS Management Program
- Geoscience Australia National Waste Management Facilities Database
- Geoscience Australia National Liquid Fuel Facilities.



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Records identified within 1,000 m of the site are summarised in the sections below, the full results of searches including records outside the 1,000 m buffer and results for databases with no records identified are included in **Appendix C**.

4.2.1 Contaminated Land Record of Notices

Contaminated land records of notices within the site buffer are outlined in **Table 4-1** below.

Table 4-1 Record of notices within 1,000 m of the site

Name	Address	Suburb	Notices	Area No.	Location Confidence	Distance from site	Direction from site
Metro Meat	365 Manns road	West Gosford	2 former	3028	Premise Match	409 m	West
Adcock Memorial Park	Central Coast Highway	West Gosford	3 current and 1 former	3459	Premise Match	505 m	South

4.2.2 Current and Former Licensed Activities

Current and former Environment Protection Licences (EPL) licences within the search buffer were retrieved from the Protection of the Environment Operations (PoEO) Public Register published under Section 308 of the *Protection of the Environment Operations Act 1997* (PoEO Act) and results within 1,000 m of the site are summarised below in **Table 4-2**. The full results and figures can be viewed in **Appendix C**.

Table 4-2 POEO public register

EPL	Organisation	Name	Address	Suburb	Activity	Distance from site	Direction from site
7643	Central Coast Council	The waters within the Central Coast LGA	Multiple Waterways, Central Coast MC, NSW 2252	Gosford	Other activities	283 m	South
20660	Veolia Recycling & Recovery Pty Ltd	-	12 Gibbens Road	West Gosford, NSW 2250	Waste storage- other types of waste; Recovery of general waste	818 m	North-west
12208	Sydney Trains	-	Sydney trains Haymarket NSW 1238	-	Railway systems activities	850 m	South-east



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EPL	Organisation	Name	Address	Suburb	Activity	Distance from site	Direction from site
6099	Southern Oil Collection Pty Ltd	Southern Oil Collection Pty Ltd	1 Daintree Place	Gosford West	<ul style="list-style-type: none"> Non-thermal treatment of hazardous and other waste Waste storage-hazardous, restricted solid, liquid, clinical and related waste, and asbestos waste 	963 m	North

4.2.3 List of NSW Contaminated Sites Notified to the EPA

The EPA publishes a list of contaminated land notified under section 60 of the Contaminated Land Management Act 1997 (CLM Act). These have been assessed by the EPA as being contaminated, but may not always require regulation under the CLM Act. A search of the List of NSW Contaminated Sites Notified to the EPA was undertaken by Lotsearch which identified five (5) contaminated sites within a 1,000 m radius of the site. These sites are summarised in **Table 4-3**.

Table 4-3 NSW EPA Contaminated Land list within 1,000 m of the site

Site	Address	Suburb	Activity	Management class	Status	Distance from site (m)	Direction from site
Adcock Memorial Park	Central Coast Highway	West Gosford	Landfill	Contamination currently regulated under CLM Act	Current EPA list	505 m	South
Caltex Service Station	283 Manns Road	West Gosford	Service Station	Regulation under CLM Act not required	Current EPA list	569 m	North-west
United (former Mobil) Depot	Corner Merinee Road and Bowen Crescent	Gosford	Other Petroleum	Regulation under CLM Act not required	Current EPA list	614 m	North-west
Caltex Service Station	69-71 Pacific Highway	West Gosford	Service Station	Regulation under CLM Act not required	Current EPA list	757 m	South-west
Caltex Service Station	30a Pacific Highway	West Gosford	Service Station	Regulation under CLM Act not required	Current EPA list	971 m	South-west



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The listed sites above are all down-gradient and over 500 m from site and not considered to be hydraulically linked to site.

4.2.4 National Waste Management and Liquid Fuel Facilities

A search of Geoscience Australia, Waste Management and Liquid Fuel Facilities identified four (5) records within 1,000 m of the site. A summary of the search is provided in **Table 4-4** and a copy of the search is provided in **Appendix C**. None of the identified sites are considered to be upgradient of the site.

Table 4-4 National Liquid Fuel Facilities within 1,000 m of the site

Site	Name	Address	Suburb	Class	Operational Status	Distance from site (m)	Direction from site
7-Eleven Pty Ltd	Gosford West	1 Hely Street	Gosford	Petrol station	Operational	395 m	South
Caltex	Caltex Gosford West	283 Manns Road	West Gosford	Petrol station	Operational	569 m	North-west
Caltex	Caltex Gosford West	71 Pacific Highway	West Gosford	Petrol station	Operational	757 m	South-west
Caltex	Caltex Gosford West	30A Pacific Highway	West Gosford	Petrol station	Operational	917 m	South-west

4.3 HISTORICAL AERIAL PHOTOGRAPH REVIEW

Eight (8) historical aerial photographs taken in the years 1965, 1976, 1982, 1991, 1994, 2002, 2010, 2016 and 2022 were reviewed to identify historical land uses that may present potential contaminant sources. The aerial photograph summary is provided below in **Table 4-5**, historical photographs are presented in **Appendix C**.

Table 4-5 Historical aerial imagery review

Year	Site Observations	Surrounding Area Observations
1965 (B&W)	The eastern half of the site is unvegetated and appears to be a holding ground for shipping containers, with potentially two buildings near the southern boundary. A potential decommissioned railway (tracks visible) can be seen in the western portion of the site, this can also be seen in the 1942 historical map (Appendix C). The shipping containers may be associated with the rail track (i.e. rail yard). An unsealed road can be seen running north to south through the center of the site. The	North: Approximately ten dwellings and four industrial buildings are visible. The area to the northwest has a large, bare earth is visible near these buildings and may be under further construction. Far north of the site is densely vegetated.
		East: Appears to be a low to moderately vegetated reserve, with a few residential buildings visible to the southeast.
		South: Appears to be moderately vegetated with several small dwellings with backyards.



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Year	Site Observations	Surrounding Area Observations
	northeastern corner is unvegetated and surface soils are visible. The site appears to be moderately vegetated in the top north-west and south-western corners.	West: Gosford Racecourse track is visible along with 3 main buildings that are associated within the racecourse. The remaining area appears to be unsealed roads/tracks or grass.
1976 (colour)	The majority of vegetation on site has been cleared. Four new buildings have been added to the northwest corner (the same ones that stand today). The density of shipping containers and other sporadic materials has increased. A large building has been added to the southeastern corner and the property area towards the south appears to extend outside of the present site boundary.	North: The vegetation in the far north has been cleared and 1 new building is visible. There are also several additional buildings to the industrial area to the far northeast.
		East: Vegetation has been cleared and a large gravel area and a house has been added.
		South: The density of residencies has increased, and vegetation cleared as a result.
		West: Two buildings at the racecourse have been extended and 1 new one has been constructed.
1982 (colour)	Land use appears to be consistent with the previous imagery, with the extended area at the south disappearing and the property now meeting the present site boundary.	North: Appears consistent with previous imagery.
		East: Addition of a large shed and a large bitumen area.
		South: A large building has been added in the far south.
		West: The round grassy/pond area at the racecourse has been filled in.
1991 (colour)	The site appears to be largely exposed bare earth, except for the northwestern corner, where 4 main buildings stand (the same buildings that are present today). The shipping containers and buildings have been removed and has been overtaken by emerging vegetation. Hardstand foundation is visible in this area.	North: Appears consistent with previous imagery.
		East: An accumulation of cars and sporadic materials has appeared on the gravel and bitumen areas. A new building has appeared close to the eastern boundary and the vegetation has become denser in the reserve.
		South: Appears consistent with previous imagery.
		West: Additional buildings and extensions on current buildings have been added to the racecourse
1994 (colour)	The north-eastern portion of the site remains as exposed bare earth, with rectangular objects (potentially vehicles or shipping containers) along the eastern boundary. Hardstand area visible in the southeastern corner and die back is also visible through the center of the site. The vegetation coverage in the northwestern corner has become denser.	North: Appears consistent with previous imagery.
		East: Increase in sporadic materials on the bitumen area. The area surrounding the shed is also now bitumen.
		South: Vegetation cleared directly south of the boundary.
		West: Appears consistent with previous imagery.
2002 (colour)	The exposed bare surface in the north-eastern corner of site is now covered by sporadic materials. An unoccupied area of	North: Increase in the density of trees around the industrial area with the unsealed carpark.
		East: Shed has been extended.



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Year	Site Observations	Surrounding Area Observations
	bare earth is visible just south of this area. Some vegetation clearing is evident near the hardstand in the south-eastern corner of site. Vegetation near the dwellings has become denser. The grass in the centre of the site remains appears to be dull (i.e. poor condition).	<p>South: 2-3 new buildings have appeared on a lot that backs onto the southern boundary.</p> <p>West: 2-3 buildings at the racecourse have been demolished and 9 new ones built (potentially horse stables).</p>
2010 (colour)	Land use appears consistent with previous imagery, with the sporadic material area extending further south where it was previously bare earth. The grass in the centre of the site remains dull (i.e. poor condition).	<p>North: Trees around the industrial area have been cleared.</p> <p>East: Appears consistent with previous imagery.</p> <p>South: 5-6 residential buildings have been demolished.</p> <p>West: Appears consistent with previous imagery.</p>
2016 (colour)	The large accumulation of sporadic materials in the north east portion of site is now gone, and a gravel patch is in its place. The vegetation along the eastern boundary has become denser, as well as an increase in grass cover in the southwestern corner. The grass in the centre of the site remains dull (i.e. poor condition).	<p>North: The industrial areas appear to no longer be in use and half of a building at the unsealed carpark site has been demolished.</p> <p>East: The shed appears to no longer be in use. The vegetation is now very dense, stretching from the reserve through to the eastern boundary of the site.</p> <p>South: 2 smaller buildings have been replaced with a large industrial building and additional small business buildings have been built.</p> <p>West: 2-3 small buildings have been demolished at the racecourse.</p>
2022 (colour)	Land use appears consistent with previous imagery.	<p>North: The industrial areas are now back in operation, with an additional building and a sealed car park being added.</p> <p>East: Sporadic material on the bitumen area is no longer there and the far bitumen now appears to be unsealed.</p> <p>South: A large multistorey building has been built.</p> <p>West: Appears consistent with previous imagery.</p>

4.4 HERITAGE

From our desktop searches it appears that the site is not located within a State, National or Commonwealth heritage listed item. Further, no heritage items with potential contamination impact on the site were identified in the desktop searches.



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4.5 HISTORICAL BUSINESS DIRECTORY

General historical business directory records search (with focus on industrial practices) and historical business locations of dry cleaners, motor garages and service stations between years 1950 to 1982 were searched to identify historical land uses at or surrounding the site that could present potential contaminant sources. A copy of the search is provided in **Appendix C** and a summary of identified sites that could present a potential contaminant risk within 250 m of the site are provided in **Table 4-7** and **Table 4-7**.

Table 4-6 Summary of historical business directory

Business Activity	Premises	Address	Year Active	Distance from site (m)	Direction from site
Haulage contractors/road making contractors and earth moving	R.N. Robson Gosford Pty. Ltd.	Corner of Faunce & Narara Street, West Gosford	1961	18 m	North
Hiring services (i.e. industrial)	Gosford Hire & Sales Centre Pty. Ltd.	18 Faunce Street, West Gosford 2250	1982	32 m	North
Electronic equipment manufacturers or distributors	Joes	31 Young Street, West Gosford 2250.	1982	43 m	South
Carriers or cartage contractors/Earth moving or road making contractors	Bradbury & Fuller	40 Hely Street, West Gosford 2250.	1982	55 m	South-east
Motor panel beaters and/or painters supplies	Godfrey, Basil & Sons	28 Young Street, West Gosford 2250	1982	61 m	South
Sheet metal workers/plumbers or gasfitters	Dicker & Ferguson	Dicker & Ferguson, 22 Young Street, West Gosford	1982/1970/1961	101 m	South
Earth moving contractors or road making contractors	Bradley Sealing Services	3 Blackett Street, Gosford 2250	1970	102 m	North-west
Glass merchants	Law, J. Joinery	26 Hely Street, West Gosford 2250	1982	129 m	South

*Indicates the record is mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published.



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Table 4-7 Summary of historical business directory (dry cleaners, motor garages and service station)

Business Activity	Premises	Address	Year Active	Distance from site (m)	Direction from site
Motor garages, engineers or service station	K.T. Motors	33 Young Street, West Gosford 2250	1982	13 m	South-east
Motor garages, engineers or service station	Cocks, B. Truck & Car Repairs	2 Donnison Street, West Gosford 2250	1982	162 m	South
Motor garages, engineers or service station	Ellis, David J. Truck & Auto Repairs	2 Donnison Street, West Gosford 2250	1982	162 m	South
Motor garages, engineers or service station	Compton, E. & S	Young Street, West Gosford 2250	1982	(road match)*	(road match)*
Motor garages, engineers or service station	J.C. Auto Repairs	Young Street, West Gosford 2250	1982	(road match)*	(road match)*

*Indicates the record is mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published.

The identified motor garage complex south-east of site is considered up/cross gradient and in close proximity to site (13 metres), therefore it may be hydraulically linked to site.

4.6 SECTION 10.7 CERTIFICATE

Section 10.7 planning certificates were received by Stantec from the client for review. The following sections were reviewed:

- Section 9 - Flood related development controls
- Section 10 - Council and other public authority policies on hazard risk restrictions. Acid sulfate class 5
- Section 12 - Loose-fill asbestos
- CLM Act.

These are summarised in **Table 4-8**. A copy of the certificates is presented in **Appendix D**.



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Table 4-8 Section 10.7 certificate summary

Lot, DP	Section 9	Section 10	Section 12	CLM Act
Lot 1, DP651249	Affected	Affected	Not affected	Not affected
Lot 6, DP801261	Affected	Affected	Not affected	Not affected
Lot 11, DP758466	Affected	Affected	Not affected	Not affected
Lot 12, DP1100110	Affected	Affected	Not affected	Not affected
Lot 13-14, DP1100206	Affected	Affected	Not affected	Not affected
Lot 15, DP1100216	Affected	Affected	Not affected	Not affected
Lot 16, DP1079150	Affected	Affected	Not affected	Not affected
Lot 18, DP1100223	Affected	Affected	Not affected	Not affected
Lot 20, DP758466	Affected	Affected	Not affected	Not affected
Lot 71-74, DP810836	Affected	Affected	Not affected	Not affected

4.7 UTILITY PLANS

A Before You Dig Australia (BYDA) utility enquiry was conducted on 11 January 2023. Utilities present are summarised in **Table 4-9** and full report is given in **Appendix D**.

Table 4-9 Utilities summary

Utility	Description
Telecommunication	Telstra: Located on site, passing through the southwestern corner, and located within the southeastern corner. Off site shows cables running parallel along the western and eastern boundary. NBN: Located onsite, passing through the southwestern corner. Off site shows cables (Copper/RF/Fiber) running parallel along the western, northern, and eastern boundary.
Electricity	No underground assets are present on site.
Water & Sewer	Water: Watermains are located along the western, northern, and eastern boundaries. Sewer: Located on site, sewer gravity main (asbestos) passing through the center of the site heading from the southern boundary to the north. There are also gravity mains on the western boundary, at the southern end, and along the entire eastern boundary. Drainage pits are also present along the entire western and northern boundaries.
Gas	No underground assets are present onsite. Assets are located 100 m south of the southern boundary, below Young Street.

4.8 SAFEWORK HAZARDOUS CHEMICALS ON PREMISES

The Search for Schedule 11 Hazardous Chemicals on Premises was undertaken for the site using the lots identified in **Table 2-1** with the full report attached in **Appendix D**. Records held by SafeWork NSW identified one record from approximately 1977 for two underground liquid fuel tanks issued to Robson Excavations Pty Ltd at Racecourse Road, West Gosford under the license 03855. The tanks (2 x 10,000L underground tanks) were later declared abandoned with the flammable liquid removed by Hodge Petroleum Installations Pty Ltd in 2001, however it is unclear of the condition of the underground tanks during the removal.



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The report includes a diagram of the layout, consisting of a rectangular depot shed and two attached blocks with the pumps and tanks adjacent to them near Martin Street. SafeWork indicated the street number or street names do not exist anymore (i.e. Martin Street), therefore it is unclear if this is an exact match to the site.

Historical business records located in **Section 4.5** also identified a road intersection match for Robson, R. N. Pty Ltd a haulage and earthmoving contractor. Review of aerial imagery identifies various types of plant and equipment can be observed at the property identified as 6 Racecourse Road over the time periods indicated by the business and dangerous goods records (1961 to 2001). Over this same period no evidence of earthmoving and haulage equipment is visible within the site.

Assessment of historical land titles may contain pertinent information in regards to site ownership or leasehold and indicate whether the abandoned underground storage tanks exist on site.

4.9 CONTROLLED CHEMICALS ASSESSMENT

The NSW EPA uses Chemical Control Orders (CCO) as a primary legislative tool under the *Environmentally Hazardous Chemicals Act* 1985 to manage chemicals of concern and limit their potential impact on the environment. Stantec provide a preliminary screening of the site history for the likelihood of chemicals of concern within the CCO framework in below in **Table 4-10**.

Table 4-10 Preliminary controlled chemicals screening

Chemical of Concern	Likelihood of Occurrence
Were aluminum smelter wastes used or stored on the site (CCO, 1986)?	Low to moderate. Historical industrial practices on site and presence of fill material of unknown origin or quality.
Do dioxin contaminated wastes (CCO, 1986) have the potential to impact the site?	Low to moderate. Historical industrial practices on site and presence of fill material of unknown origin or quality.
Were organotin products (CCO 1989) used or stored on site?	Low to moderate. Historical industrial practices on site and presence of fill material of unknown origin or quality.
Were polychlorinated biphenyls (PCBs) used or PCB waste (CCO, 1997) stored on site?	Low to moderate. Historical industrial practices on site and presence of fill material of unknown origin or quality.

4.10 PERFLUOROALKYL AND POLYFLUOROALKYL SUBSTANCES

A PFAS probability of occurrence desktop survey is provided in **Table 4-11** and has been undertaken based on information provided in the *PFAS National Environmental Management Plan* (NEMP) (HEPA, 2020). PFAS are known to be present in Aqueous Film Forming Foams (AFFF) and alcohol-type concentrate. The historic use of AFFF is reported as being used by Fire & Rescue NSW between 1976 and 2007, while other agencies used AFFF during training exercises as late as 2010 (Fire & Rescue NSW, information sheet, firefighting foam and PFAS, reference D16/82523).

Additionally, no EPA/Department of Defence or Airservices Australia PFAS investigations and/or management plans have been recorded within 2,000 m of the site.



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Table 4-11 PFAS screening survey

Preliminary Screening Question	Likelihood of Occurrence ^{1, 2, 3}
Is the past or present site activity listed in the NEMP (HEPA, 2020) as being an activity with risk of fire. If so, list activity:	Low to moderate. Historical industrial related practices undertaken on site. Site in proximity to industrial land use.
Is the past or present off-site activity up-gradient or adjacent to a site listed in the NEMP (HEPA, 2020) as being an activity with risk of fire. If so list activity:	Low to moderate. Site in proximity to industrial land uses. Down-gradient of potential waste processing plant and automotive garages.
Did fire training involving the use of suppressants occur on site between 1970 and 2010?	Low. No fire fighting activities identified.
Did fire training occur up-gradient of or adjacent to the site between 1970 and 2010?	Low. No fire fighting activities identified.
Have 'fuel' fires ever occurred on site between 1970 and 2010? (i.e. ignition of fuel storage tanks - solvent, petrol diesel, kerosene, other)?	Low. No known fuel fires.
Have PFAS been used in manufacturing or stored on site?	Low to moderate. Given the use as a potential rail yard and/or material storing facility from circa. 1965 to 1991 and a material storing yard in circa. 2002 to 2016.
Could PFAS have been imported to the site in fill materials from a site with activity listed in NEMP and subject to exposure to PFAS from 1970 to 2010?	Low to moderate. Imported fill materials within the site may have been sourced from areas with an activity listed in NEMP 2020 (HEPA, 2020).
Could PFAS-contaminated groundwater or run-off have migrated beneath or on to the site?	Low to moderate. Potential up-gradient sources in proximity to site. No groundwater bores on site.
Is the site or adjacent sites listed in the NSW EPA PFAS Investigation program?	Low. No sites identified in Lotsearch report.
If the likelihood is medium or high in any of the above factors, does the site analytical suite need to be optimized to include preliminary sampling and testing for PFAS in soil and waters (incl. ASLP or TCLP)? Provide rationale.	Low to moderate. Further assessment of PFAS potentially warranted in fill profiles across the site.

Notes:

1 Likelihood: Low – all necessary documentation has been reviewed and there is no recorded instance of potential PFAS use or exposure.

2 Likelihood: Medium – all necessary documentation has been reviewed and there is potential evidence of a recorded instance of potential PFAS use or exposure.

3 Likelihood: High – all necessary documentation has been reviewed and there is evidence of a recorded instance of potential PFAS use or exposure.

4 www.epa.nsw.gov.au/your-environment/contaminated-land/pfas-investigation-program



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4.11 SUITABILITY OF SITE HISTORY RECORDS

The site history information sources collected during this investigation are considered of a suitable quality for the purposes of a preliminary site assessment of contamination. However, the absence of historical title searches and Schedule 11 Hazardous Chemicals on Premises do present as data gaps and may contain pertinent information in regards to historical land use practices and potential for contamination to exist on the site.

4.12 SITE HISTORY SUMMARY

Historical land uses and potential activities occurring at the site are summarised below:

- The earliest historical imagery (1965) shows the site was primarily used as a storage area, with two large buildings at the southern end of the site with scattered shipping containers and/or materials north of the buildings. A potential disused rail track dissects the site from the south-west corner and runs north to the boundary of the site which may be associated with the railway activities. The north-eastern corner of the site was comprised of an area of exposed bare earth.
- The residential building and stables that stand today were built around 1976 and are known to contain asbestos of varying conditions (Getex, 2020). Surficial friable asbestos in soil was noted below drip lines of the stables (Getex, 2020) and sheets of fibre cement in poor condition observed. No record of remediation or clearance certificate was supplied to Stantec, there for it is anticipated impact to site's soil still exists.
- Demolition of buildings that existed on site (south-east) in the 1970's potentially containing ACM.
- Historical use as a materials laydown area across the eastern portion of site in 1965-1991 (south-east) and 1994-2010 (north-east).
- From around 1991 to the present day the grass central portion of site (generally in the extent of the historical materials laydown areas) appears to be discolored (i.e. yellowing).
- There is potential for uncontrolled filling across the entire site of unknown quality or depth, with evidence of anthropogenic materials observed within the material (i.e. brick, concrete) in-situ and evidence of mounding. Several concrete foundations were also observed on site, predominantly in the south-west.
- Evidence of uncontrolled fly-tipping of demolition wastes (i.e. scrap metal, concrete, timbers) was observed primarily along the northern and eastern embankments. A fragment of PACM was observed on the surface in the north-eastern portion of site.
- The Schedule 11 Hazardous Chemicals on Premises search identified the potential for two abandoned underground storage tanks (historically containing flammable liquid) of unknown condition to be present on site. However, SafeWork indicated the street number or street names do not exist anymore, therefore it is unclear if this is an exact match to the site, therefore it is assumed the abandoned tanks may exist on site.



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Discussion

5.0 DISCUSSION

Table 5-1 summarises the contamination sources identified within the site based on the desktop assessment and site walk over. Identified contamination sources are consistent with the current and recorded site history, while a small number of localised sources have been identified (i.e. ACM in structures). A broad risk of potential contamination exists across the site from activities associated with uncontrolled filling and cutting, fly-tipping of demolition wastes, demolition of buildings (circa. 1970) and historical use as a material storage area and over flow carpark.

Table 5-1 Contamination source summary

Contamination Source	Description	Contaminants of Concern	On/off-site
Deteriorating ACM in buildings/structures and proximal soils	The residential building and stables that stands today were built around 1976 and are known to contain asbestos of varying conditions (Getex, 2020). Surficial friable asbestos in soil was noted below drip lines of the stables (Getex, 2020) and sheets of fibre cement in poor condition were also observed.	<ul style="list-style-type: none"> Asbestos. 	On site
Cutting and fill materials of unknown quality or quantity across site	There is potential for uncontrolled filling across the entire site of unknown quality or depth, with evidence of anthropogenic materials observed within the material (i.e. brick, concrete and coal washery reject) in-situ and evidence of mounding. Several concrete foundations were also observed on site, predominantly in the south-west.	<ul style="list-style-type: none"> Asbestos Total Recoverable Hydrocarbons (TRH) Benzene, Toluene, Ethylbenzene and Xylene (BTEX) Polycyclic Aromatic Hydrocarbons (PAHs) Metals (i.e. Arsenic [As], Cadmium [Cd], Chromium [Cr], Copper [Cu], Nickel [Ni], Lead [Pb], Zinc [Zn], Mercury [Hg]) Phenols Organochlorine Pesticides/ Organophosphorus Pesticides (OCPs/OPPs) Polychlorinated Biphenyls (PCB) Volatile Organic Compounds (VOCs) Semi-volatile Organic Compounds (SVOCs) PFAS. 	On site



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Contamination Source	Description	Contaminants of Concern	On/off-site
Fly-tipped demolition and other wastes across the site	Evidence of uncontrolled fly-tipping of demolition wastes (i.e. scrap metal, concrete, timbers) was observed primarily along the northern and eastern embankments and also directly east of the northern stable. A fragment of PACM was observed on the surface in the north-eastern portion of site	<ul style="list-style-type: none"> Asbestos TRH BTEX PAHs Metals Phenols OCPs/OPPs PCBs VOCs SVOCs PFAS. 	On site
Historical industrial site activities including rail yard, material storage 1965-1991 (south-east) and 1994-2010 (north-east). Demolition of buildings pre-1970.	Historical aerial imagery shows the eastern portion of the site was used as a material laydown area containing shipping containers around 1965 which was then removed in 1991 and largely remained cleared (apart from vegetation growth). Similarly, the north-eastern portion of site was also used as a material storage and/or laydown area between 1994-2010 with evidence of sporadic materials laid out across the ground surface. Due to the undocumented and/or uncontrolled nature of these activities the potential associated contaminant list is broad.	<ul style="list-style-type: none"> Asbestos TRH BTEX PAH Metals Phenols OCPs/OPPs PCBs VOCs SVOCs PFAS. 	On site
Two historical underground storage tanks containing flammable liquid to exist on site	SafeWork NSW Hazardous Chemicals on Premises records identified a record for two underground storage tanks (UST) with an intersection match for Racecourse Road and Faunce Street. It was indicated however that due to changes in street names and / or numbering it was no longer possible to confirm the specific premises referred to by the records. From business records a company with an identical activity was identified on the north-west corner of the intersection. In addition review of aerial imagery from the relevant time period was not able to identify structures equivalent to those within plans supplied within records on the site. From the above it is considered a low likelihood that the UST are located on the site however they have been included here for completeness.,.	<ul style="list-style-type: none"> TRH BTEX PAHs Metals. 	Onsite or offsite
Historical use as a layover carpark for the Gosford Racecourse	Vehicle usage within the site has potential to cause surficial impact to soils. Contaminants can include, historical lead-based fuel additives, historical asbestos containing brake pads, low level spills and leakage of vehicle fluids, general wear of tyres and spill / loss of loads	<ul style="list-style-type: none"> Asbestos TRH BTEX PAHs Metals OCPs/OPPs VOCs SVOCs. 	On site



PRELIMINARY SITE INVESTIGATION – 7A-11 RACECOURSE ROAD AND 32-50 YOUNG STREET, WEST GOSFORD

Discussion

Contamination Source	Description	Contaminants of Concern	On/off-site
Historical industrial activities up-gradient and in proximity to site (i.e. motor garages)	Given the proximity and position to site (i.e. up-gradient) to historical potentially contaminating activities such as motor service or garages and material sorting there is potential for contaminant migration through groundwater (if they persist).	<ul style="list-style-type: none">• TRH• BTEX• PAH• Metals• Phenols• OCPs/OPP• PCBs• VOCs• SVOCs• PFAS.	Off site

5.1 PRELIMINARY CONCEPTUAL SITE MODEL

A Conceptual Site Model (CSM) provides the framework for identifying sources of contamination, contaminant migration pathways, human and ecological receptors and exposure mechanisms. Risk to human health and the environment is identified through complete Source – Pathway – Receptor (SPR) linkages. In order to identify SPR linkages the CSM considers site specific factors, including:

- Source(s) of contamination
- Identification of contaminants of concern associated with past (and present) source(s)
- Site specific information including soil type(s), depth to groundwater, inferred groundwater flow direction and surface water bodies and interactions
- Location of any identified sources relative to the proposed site development
- Actual or potential receptors considering both current and future land use both for the site, adjacent properties and any sensitive ecological receptors.
- Based on a review of the desktop site history information, site walk-over observations, and sample results the following CSM has been developed showing potential SPR linkages considered to be potentially complete or incomplete under our understanding of the current and future land use.

The CSM for the site is summarised in **Table 5-2** below and applies to current land use.



PRELIMINARY SITE INVESTIGATION – 7A-11 RACECOURSE ROAD AND 32-50 YOUNG STREET, WEST GOSFORD

Discussion

Table 5-2 Preliminary conceptual site model

Potential Contamination Source	Impacted Media	Contaminants of Concern	Potential Exposure Pathway	Receptors	Likelihood of Complete Exposure Pathway
Deteriorating asbestos building materials in buildings/structures and proximal soils	<ul style="list-style-type: none"> Surficial soils in the surrounds of buildings and structures (i.e. drip lines of roof gutters) containing asbestos. 	<ul style="list-style-type: none"> Asbestos Friable asbestos in soil. 	<ul style="list-style-type: none"> Direct contact Inhalation of asbestos fibres due to damage and disturbance of asbestos. 	Human <ul style="list-style-type: none"> Current and future site users under and ongoing commercial / industrial setting Future demolition and construction workers within the site. 	High: Asbestos (friable and non-friable forms) have been identified within the site and no controls were observed during the site walkover. Stantec has not been provided with evidence that this has remediated or removed. Appropriate management and controls, including removal of impacted soils, will be needed to minimise risk of exposure to acceptable levels.
Cutting and fill materials of unknown quality or quantity across site	<ul style="list-style-type: none"> Imported soils and site soils in contact with these materials. 	<ul style="list-style-type: none"> Asbestos TRH BTEX PAHs Metals Phenols OCPs/OPPs PCB VOCs SVOCs PFAS. 	<ul style="list-style-type: none"> Direct contact Incidental ingestion Inhalation of volatile organic compound vapours and asbestos fibres. 	Human <ul style="list-style-type: none"> Current and future site users under and ongoing commercial / industrial setting Current and future construction workers undertaking excavations on-site. Ecological: <ul style="list-style-type: none"> Soil dependent biota. 	Low to moderate: Potentially complete in the event of any direct interaction with impacted media (i.e. excavations, use as growth medium). Fill is extensive across the site but a low likelihood is probable where an effective construction environmental



PRELIMINARY SITE INVESTIGATION – 7A-11 RACECOURSE ROAD AND 32-50 YOUNG STREET, WEST GOSFORD

Discussion

Potential Contamination Source	Impacted Media	Contaminants of Concern	Potential Exposure Pathway	Receptors	Likelihood of Complete Exposure Pathway
Fly-tipped demolition and other wastes across the site	<ul style="list-style-type: none"> • Surficial soils • Deeper soils in the event of liquid spills. 	<ul style="list-style-type: none"> • ACM • TRH • BTEX • PAHs • Metals • Phenols • OCPs/OPPs • PCBs • VOCs • SVOCs • PFAS 	<ul style="list-style-type: none"> • Direct contact • Incidental ingestion • Inhalation of volatile organic compound vapours and asbestos fibres. 	<p>Human</p> <ul style="list-style-type: none"> • Current and future site users under and ongoing commercial / industrial setting • Current and future construction workers undertaking excavations on-site. <p>Ecological:</p> <ul style="list-style-type: none"> • Soil dependent biota. 	management plan is in place.
Historical use as a materials storage and/or laydown area across the eastern portion of site in 1965-1991 (south-east) and 1994-2010 (north-east) including demolished buildings and foundations	<ul style="list-style-type: none"> • Surficial soils. 	<ul style="list-style-type: none"> • ACM • TRH • BTEX • PAHs • Metals • Phenols • OCPs/OPPs • PCBs • VOCs • SVOCs • PFAS 	<ul style="list-style-type: none"> • Direct contact • Incidental ingestion • Inhalation of volatile organic compound vapours and asbestos fibres. 	<p>Human</p> <ul style="list-style-type: none"> • Current and future site users under and ongoing commercial / industrial setting • Current and future demolition and construction workers within the site. <p>Ecological:</p> <ul style="list-style-type: none"> • Soil dependent biota. 	<p>Moderate:</p> <p>Identified anthropogenic materials potentially associated with material storage has potential to impact aesthetic suitability of soils.</p> <p>Asbestos (non-friable) was detected on the surface of this historical area, appropriate management and controls will be needed to minimise risk of exposure to acceptable levels.</p>



PRELIMINARY SITE INVESTIGATION – 7A-11 RACECOURSE ROAD AND 32-50 YOUNG STREET, WEST GOSFORD

Discussion

Potential Contamination Source	Impacted Media	Contaminants of Concern	Potential Exposure Pathway	Receptors	Likelihood of Complete Exposure Pathway
Two historical underground storage tanks containing flammable liquid to exist on site	<ul style="list-style-type: none"> Proximal soils Groundwater Deeper soils within proximity to groundwater 	<ul style="list-style-type: none"> TRH BTEX PAHs Metals. 	<ul style="list-style-type: none"> Direct contact Incidental ingestion Inhalation of volatile organic compound vapours 	<p>Human</p> <ul style="list-style-type: none"> Current and future site users under and ongoing commercial / industrial setting Current and future demolition and construction workers within the site. <p>Ecological:</p> <ul style="list-style-type: none"> Soil dependent biota. 	<p>Low to nil:</p> <p>It is considered unlikely based on information within the supplied records and supporting documentation, that the tanks exist within the site boundary.</p> <p>Potentially complete in the event of any direct interaction with impacted media (i.e. excavations, use as growth medium) if tank is present.</p> <p>If located at the suspected offsite premises the tanks would be cross or downgradient of the site.</p>
Historical use as a layover carpark for the Gosford Racecourse	<ul style="list-style-type: none"> Soils (predominately surface soils) through spills / direct application. 	<ul style="list-style-type: none"> TRH BTEX PAHs Metals VOCs/SVOCs PFAS. 	<ul style="list-style-type: none"> Direct contact Incidental ingestion Vapour intrusion. 	<p>Human</p> <ul style="list-style-type: none"> Current and future site users under and ongoing commercial / industrial setting Current and future demolition and construction workers within the site. <p>Ecological:</p> <ul style="list-style-type: none"> Site vegetation and biota. 	<p>Low:</p> <p>Given the site has been used as a car park. The impacts have potential to be locally very high (such as from spills and oils leaks)</p> <p>Potentially complete in the event of spill or leak and direct interaction with impacted media (if present).</p>



PRELIMINARY SITE INVESTIGATION – 7A-11 RACECOURSE ROAD AND 32-50 YOUNG STREET, WEST GOSFORD

Discussion

Potential Contamination Source	Impacted Media	Contaminants of Concern	Potential Exposure Pathway	Receptors	Likelihood of Complete Exposure Pathway
Historical industrial activities up-gradient and in proximity to site (i.e. motor garages)	<ul style="list-style-type: none"> • Surficial soils • Groundwater • Deeper soils within proximity to groundwater 	<ul style="list-style-type: none"> • TRH • BTEX • PAHs • Metals • VOCs/SVOCs • PFAS. 	<ul style="list-style-type: none"> • Direct contact • Incidental ingestion • Vapour intrusion. 	<p>Human</p> <ul style="list-style-type: none"> • Current and future site users under and ongoing commercial / industrial setting • Current and future demolition and construction workers within the site. <p>Ecological:</p> <ul style="list-style-type: none"> • Soil dependent biota. 	Low: While the potentially contaminating compounds may be present no evidence of spillage or inappropriate handling was identified. Only complete if evidence of spills is identified.



PRELIMINARY SITE INVESTIGATION – 7A-11 RACECOURSE ROAD AND 32-50 YOUNG STREET, WEST GOSFORD

Discussion

5.2 DATA GAPS

Based on Stantec's assessment of the site historical information, which included a historical review and inspection, the following data gaps were identified:

Not all areas of the site were accessible at the time of the site walkover, inaccessible areas are listed in **Section 3.1**:

- Portions of the site were unable to be inspected due to the presence of dense vegetation. These areas were not subjected to a detailed assessment, and whilst dense vegetation was present at the time of the walkover this is not necessarily indicative of the historical land form/use and potential for un-regulated fills and tipping should be considered as possible.
- The Schedule 11 Hazardous Chemicals on Premises contained information on two historical underground storage tanks of flammable liquid (which were emptied in 2001) matched to the road intersection of Racecourse Road and Faunce Street, West Gosford. Given that SafeWork could not give an exact location due to street numbers or names changing. The records indicate that the tanks have been removed however it is unclear whether the underground storage tanks were present on site.

Historical land use consistent with the registered business (i.e. excavations and earthmoving contractors) is located near 6 Racecourse Road and off-site. Further to this a review of aerial imagery did not identify structures in the configuration of those within plans included within the SafeWork records.

Business / property owner information is provided within the SafeWork records and as such historical land titles may be used to further exclude the presence of USTs within the site boundaries.

- Stantec was not supplied with any remediation or asbestos clearance certificates nor were the recommended controls for asbestos containing material outlined in Getex 2020 observed on site. Therefore, it is anticipated that asbestos contamination still exists on site.
- Best efforts were made to identify potential filling areas that exist within, beneath and surrounding the site that may have been imported during construction and maintenance. Despite this, and without earthworks and cut/fill records being provided by the client or other parties, areas of filling and mounding may exist outside of the areas identified by Stantec.



PRELIMINARY SITE INVESTIGATION – 7A-11 RACECOURSE ROAD AND 32-50 YOUNG STREET, WEST GOSFORD

Conclusions

6.0 CONCLUSIONS

Stantec has completed Preliminary Site Investigation (PSI) to assess for potential contamination at 7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW ('the site'). The site and relevant figures are presented in **Appendix A**. The PSI was requested by the Department of Planning and Environment (DPE) to support the Development Application (DA) for the site (DPE, 2021). The proposed redevelopment for the site is a bus depot and is expected to accommodate bus parking, with associated servicing workshops, office administration and staff parking.

The purpose of the investigation was to gather preliminary contamination information for the site and provide advice on potential construction constraints. Based on the results of this investigation the following known contaminating sources and activities have been identified:

- Deteriorating asbestos building materials in buildings/structures and proximal soils
- Cut and fill materials of unknown quality or quantity across site
- Fly-tipped demolition and other wastes across the site
- Historical use as a materials storage and/or laydown area across the eastern portion of site in 1965-1991 (south-east) and 1994-2010 (north-east) including demolished buildings and foundations
- Historical use as a layover carpark for the Gosford Racecourse
- Historical industrial activities up-gradient and in proximity to site (i.e. motor garages).

Based on potentially completed Source-Pathway-Receptor (SPR) linkages these sources are considered to pose a potential risk to the following receptors:

- Current site users and future site users under a commercial and industrial setting
- Future demolition and construction workers undertaking excavations on site
- Soil dependent biota.

The identified potential sources of contamination have been preliminarily classified as having a low or medium likelihood of complete exposure pathway for human and ecological receptors. Despite this, the information provided in this report is preliminary in nature and has not confirmed actual conditions or potential impact from contaminants of potential concern to site soils and/or groundwater. Further, it is not possible at this stage to make a statement on site suitability for the intended land-use and proposed development. As outlined in the recommendations in **Section 6.1**, further investigation is necessary to determine the extent of potential contamination and the site suitability for the proposed development and future land use.



Conclusions

6.1 RECOMMENDATIONS

Based on these findings, we recommend further investigation to determine the extent and nature of the contamination at the site. This will involve soil, ground gas and groundwater sampling and laboratory analysis to identify any contaminants risk present. The following recommendations are necessary to manage potential contamination issues that may inform future land development planning approvals and construction design of the site:

- Conduct a Detailed Site Investigation (DSI) to confirm the presence of contaminant sources and contaminated materials within the identified sources. The DSI would seek to determine if a risk to human and ecological receptors exists, whether there is the potential for off-site migration of any identified contaminants and/or if management and consideration is required during construction.
- Undertake a historical titles search of the site which may provide pertinent information in regards to whether the underground storage tanks exist on site. If confirmed, attempt to locate, sample during the DSI fieldwork. It is further recommended that additional groundwater wells be installed to assess groundwater the conditions beneath the site.
- In the event the DSI identifies CoPC above the adopted site criteria investigation levels, the site may require further investigation in the form of a Data Gap Investigation (DGI). This would further clarify the risk to human and ecological receptors and/or recommend appropriate site remediation measures that can be implemented to mitigate potential impacts on human health and the environment, coupled with management and consideration required during construction.
- An updated Hazardous Building Materials (HBM) survey should be undertaken prior to any demolition to assess the condition of hazardous building materials and areas identified in the Getex, 2020 Asbestos Building Materials Register and Management Plan. Any information on asbestos clearance and/or remediation activities for friable soils on site, if available should be identified and provided.
- All materials that are to leave the site intended for waste disposal or beneficial re-use must be classified in accordance with the NSW EPA *Waste Classification Guidelines*, (November 2014) and/or applicable NSW EPA *Resource Recovery Orders*.



PRELIMINARY SITE INVESTIGATION – 7A-11 RACECOURSE ROAD AND 32-50 YOUNG STREET, WEST GOSFORD

Limitations

LIMITATIONS

This assessment has been undertaken in general accordance with the current “industry standards” for a PSI for the purpose and objectives and scope identified in this report. These standards are set out in:

- *National Environment Protection (Assessment of Site Contamination) Measure (NEPM) 1999* (NEPC, 1999) as varied May 2013 (the ‘NEPM 2013’).
- *AS4482.1- 2005: Guide to the sampling and investigation of potentially contaminated soil Part 1: Non-volatile and semi-volatile compounds*. Standards Australia (2005).

The agreed scope of this assessment has been limited for the current purposes of the Client. The assessment may not identify contamination occurring in all areas of the site, or occurring after sampling was conducted. Subsurface conditions may vary considerably away from the sample locations where information has been obtained.

This document has been provided by Stantec subject to the following limitations:

- This Document has been prepared for the particular purpose outlined in Stantec’s proposal and no responsibility is accepted for the use of this Document, in whole or in part, in other contexts or for any other purpose.
- The scope and the period of Stantec’s services are as described in Stantec’s proposal, and are subject to restrictions and limitations. Stantec did not perform a complete assessment of all possible conditions or circumstances that may exist at the site referenced in the Document. If a service is not expressly indicated, do not assume it has been provided. If a matter is not addressed, do not assume that any determination has been made by Stantec in regards to it.
- Conditions may exist which were undetectable given the limited nature of the enquiry Stantec was retained to undertake with respect to the site. Variations in conditions may occur between investigatory locations, and there may be special conditions pertaining to the site which have not been revealed by the investigation and which have not therefore been taken into account in the Document. Accordingly, additional studies and actions may be required.
- In addition, it is recognised that the passage of time affects the information and assessment provided in this Document. Stantec’s opinions are based upon information that existed at the time of the production of the Document. It is understood that the services provided allowed Stantec to form no more than an opinion of the actual conditions of the site at the time this Document was prepared and cannot be used to assess the effect of any subsequent changes in the quality of the site, or its surroundings, or any laws or regulations.
- Any assessments made in this Document are based on the conditions indicated from published sources and the investigation described. No warranty is included, either express or implied, that the actual conditions will conform exactly to the assessments contained in this Document.



PRELIMINARY SITE INVESTIGATION – 7A-11 RACECOURSE ROAD AND 32-50 YOUNG STREET, WEST GOSFORD

Limitations

- Where data supplied by the client or other external sources, including previous site investigation data, have been used, it has been assumed that the information is correct unless otherwise stated. No responsibility is accepted by Stantec for incomplete or inaccurate data supplied by others.
- Stantec may have retained sub consultants affiliated with Stantec to provide services for the benefit of Stantec. To the maximum extent allowed by law, the Client acknowledges and agrees it will not have any direct legal recourse to, and waives any claim, demand, or cause of action against, Stantec's affiliated companies, and their employees, officers and directors.

This assessment report is **not** any of the following:

- A Site Audit Report or Site Audit Statement as defined under the CLM Act.
- A site investigation sufficient for an Site Auditor to be able to conclude a Site Audit Report and Site Audit Statement.
- An assessment of soil, sediment, water or gas.
- A geotechnical report.
- A detailed hydrogeological assessment in conformance with NSW DEC (2007) Contaminated Sites: Guidelines for the Assessment and Management of Groundwater Contamination.
- A hazardous building material survey that will identify any specific building materials on site, which may pose a risk to human health or the environment.



PRELIMINARY SITE INVESTIGATION – 7A-11 RACECOURSE ROAD AND 32-50 YOUNG STREET, WEST GOSFORD

References

REFERENCES

Central Coast Council (2022). *Central Coast Council Local Environment Plan*.

Getex Pty Ltd (2020). Asbestos Building Materials Register and Management Plan for 9A-11 Racecourse Road, West Gosford NSW 2250. Prepared for Busways Group Pty Ltd. Issued 12 December 2020. Report Number 1122.07.ASSR

DPE (2021). *Informal Pre-Development Application Advice 7A-11 Racecourse Road, 5-9 Faunce Street & 36 Young Street, West Gosford*.

HEPA (2020). PFAS National Environmental Management Plan, Version 2.0. National Chemicals Working Group of the Heads of EPAs

Lotsearch Pty Ltd (2022). *Lotsearch Report LS039106 EP.*, Issued 19 December 2022.

NSW EPA (2015). *Guidelines on the Duty to Report Contamination under the Contaminated Land Management Act 1997*. NSW Environment Protection Authority, Sydney. September 2015.

NSW EPA (2017). *Contaminated Land Management: Guidelines for the NSW Site Auditor Scheme (3rd edition)*. NSW Environment Protection Authority, Sydney. October 2017.

NSW EPA (2020). *Consultants Reporting on Contaminated Land*, Contaminated Land Guidelines, NSW Environment Protection Authority, Sydney, April 2020.



APPENDIX A

Figures



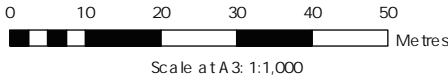
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Racecourse Road
West Gosford, New South Wales

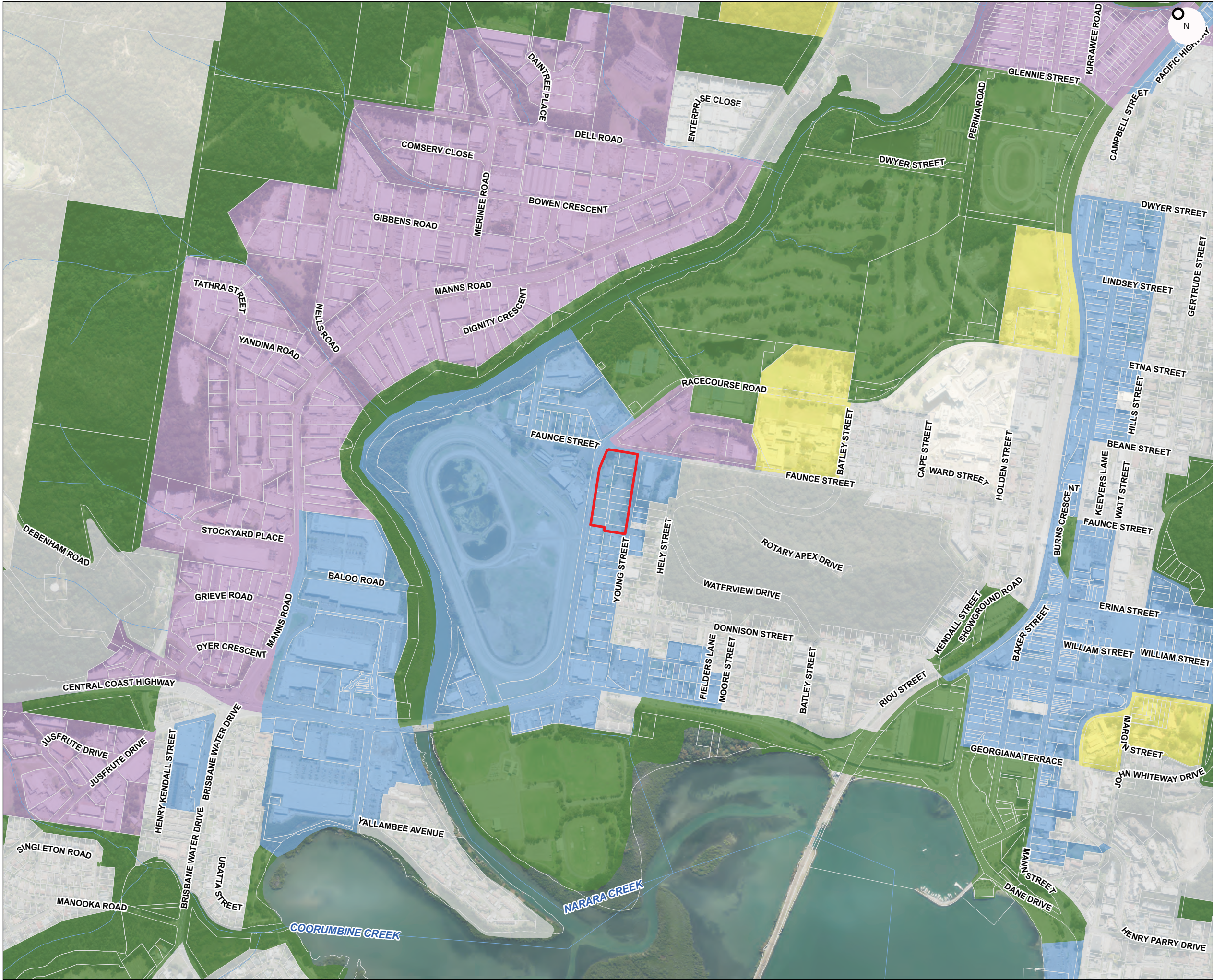
Project Code: 3000304375-G S-001
Drawn By: AC, Checked By: SM
Rev: 01
Date: 2023-01-31

- Legend
- Site Boundary
 - Cadastre

DRAFT - NOT FOR CONSTRUCTION

- Notes
- 1. Map displayed in GDA 2020 MGA Zone 56
- References
- 1. Aerial imagery - MetroMap (September, 2022)
 - 2. Cadastre - NSW SS (2022)





Land Use Plan

Racecourse Road
West Gosford, New South Wales

Project Code: 3000304375-G-S-002
Drawn By: AC, Checked By: SM
Rev: 01
Date: 2023-01-31

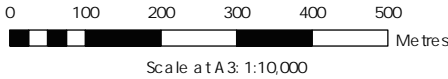
Legend

- Site Boundary
- Watercourse
- Cadastral
- Land Use (ABS 2021)
 - Commercial
 - Education
 - Industrial
 - Parkland
 - Residential
 - Other

DRAFT - NOT FOR CONSTRUCTION

Notes
1. Map displayed in GDA 2020 MGA Zone 56

- References
- 1. Aerial imagery - MetroMap (September, 2022)
 - 2. Cadastral - NSW SS (2022)
 - 3. Watercourses - NSW SS
 - 4. Land Use - ABS (2021)





Regional Vicinity

Racecourse Road
West Gosford, New South Wales

Project Code: 3000304375-G-S-003
Drawn By: AC, Checked By: SM
Rev: 01
Date: 2023-01-31

Legend

- Site Boundary
- Watercourse
- Cadastral

DRAFT - NOT FOR CONSTRUCTION

Notes

- Map displayed in GDA 2020 MGA Zone 56

References

- Aerial imagery - MetroMap (September, 2022)
- Cadastral - NSW SS (2022)
- Watercourses - NSW SS





Site Walkover Observations

Racecourse Road
West Gosford, New South Wales

Project Code: 3000304375-GS-001
Drawn By: AC, Checked By: MMM
Rev: 02
Date: 2023-02-03

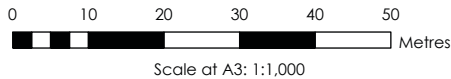
Legend

- Site Boundary
- Field Observation Point
- Cadastre

DRAFT - NOT FOR CONSTRUCTION

Notes:
1. Map displayed in GDA2020 MGA Zone 56

References:
1. Aerial imagery - MetroMap (September, 2022)
2. Cadastre - NSW SS (2022)



APPENDIX B

Photographic Log

Photo Location 1

Photo Location: 1

Comments: Asbestos sheeting, poor condition (confirmed by Getex, 2020).

Supporting Photos:



Photo Location 2

Photo Location: 2

Comments:

Fly-tipped metal object on site, viewed from Young Street.

Supporting Photos:



Photo Location 3

Photo Location: 3

Comments: Mechanic, off-site, Young Street. Up-gradient.

Supporting Photos:



Photo Location 4

Photo Location: 4

Comments:

Hole in fence on Young Street.

Supporting Photos:



Photo Location 5

Photo Location: 5

Comments:

Asbestos roofing and panelling of open stable.

Supporting Photos:



Photo Location 6

Photo Location: 6

Comments:

Potentially fly-tipped demolition waste on embankment containing concrete slab, tyres, bricks near the open stable.

Supporting Photos:



Photo Location 7

Photo Location: 7

Comments:

Potential flow pathway for asbestos impacts in surficial soils, down gradient (south). Asphalt stained in areas, white (inferred paint).

Supporting Photos:



Photo Location 8

Photo Location: 8

Comments:

Enclosed stable. Drainage line down-gradient of open stable.

Supporting Photos:



Photo Location 9

Photo Location: 9

Comments: Stormwater pit, down-gradient of stables.

Supporting Photos:



Photo Location 10

Photo Location: 10

Comments:

Asbestos sign on electrical backing board.

Supporting Photos:



Photo Location 11

Photo Location: 11

Comments:

Fly-tipped building waste, mainly timber off-cuts on edge of site boundary near Young Street.

Supporting Photos:



Photo Location 12

Photo Location: 12

Comments:

Asbestos roof of enclosed stable, 3 downpipes in average condition. Potential asbestos in surficial soils below downpipes.

Supporting Photos:



Photo Location 13

Photo Location: 13

Comments:

Material off-cuts used for cabinetry making contained in a trailer near the detached garage.

Supporting Photos:



Photo Location 14

Photo Location: 14

Comments:

Southern enclosed stable, used for cabinetry making and storage including batteries, car wash chemicals, fuel and oils.

Supporting Photos:

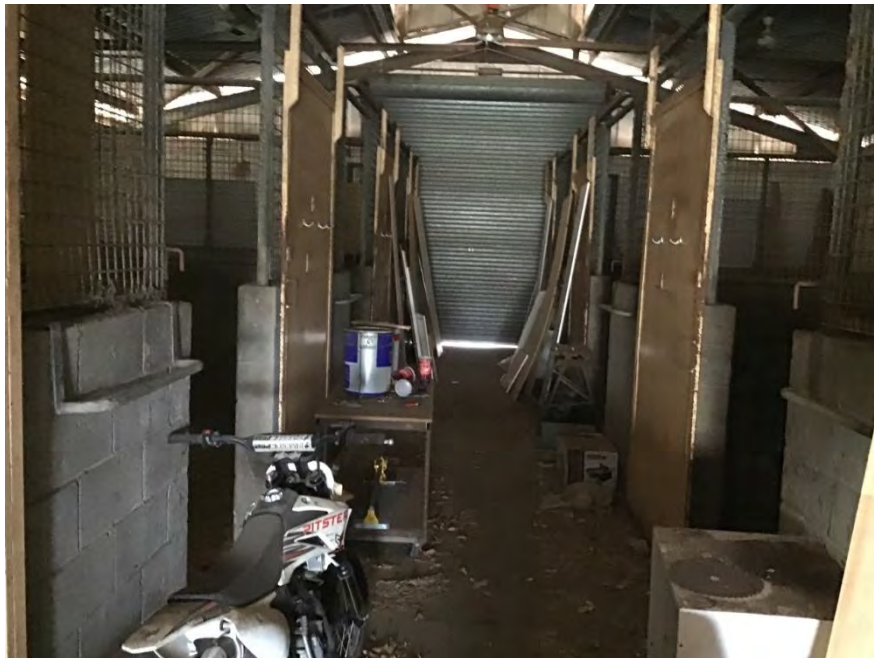


Photo Location 15

Photo Location: 15

Comments: Potential septic tank, connected to the detached garage.

Supporting Photos:



Photo Location 16

Photo Location: 16

Comments:

Fly-tipped demolition waste on site boundary near Young Street.

Supporting Photos:



Photo Location 17

Photo Location: 17

Comments: Stormwater pit.

Supporting Photos:



Photo Location 18

Photo Location: 18

Comments: Gravel driveway, fill material.

Supporting Photos:



Photo Location 19

Photo Location: 19

Comments:

Grass die-back in the centre of site.

Supporting Photos:



Photo Location 20

Photo Location: 20

Comments: Potential fill material, coal and bricks observed in-situ (5x2 m)

Supporting Photos:



Photo Location 21

Photo Location: 21

Comments:

Possible former foundation, potential drain observed.

Supporting Photos:



Photo Location 22

Photo Location: 22

Comments: Hardstand area.

Supporting Photos:



Photo Location 23

Photo Location: 23

Comments:

Metal object observed in-situ, potential fill material.

Supporting Photos:



Photo Location 24

Photo Location: 24

Comments:

Potential fill material, bricks, timber, plastics observed in-situ.

Supporting Photos:



Photo Location 25

Photo Location: 25

Comments: Hardstand area.

Supporting Photos:



Photo Location 26

Photo Location: 26

Comments: Potential fill material, gravelled area, inconsistent gravel sizes.

Supporting Photos:



Photo Location 27

Photo Location: 27

Comments:

PACM fragment at surface in gravelled area, north-east of site.

Supporting Photos:



Photo Location 28

Photo Location: 28

Comments:

Fly-tipped large pallet of MDF (deteriorating) and other wastes including newspapers, carpet, timber and concrete.

Supporting Photos:



Photo Location 29

Photo Location: 29

Comments: Potential overgrown stockpile, concrete observed in-situ.

Supporting Photos:



Photo Location 30

Photo Location: 30

Comments: Scattered concrete and brick fragments on surface. Old foundations.

Supporting Photos:



Photo Location 31

Photo Location: 31

Comments: Old brick form work, building foundation.

Supporting Photos:



Photo Location 32

Photo Location: 32

Comments: Hardstand area, hollow. Potential drain.

Supporting Photos:



Photo Location 33

Photo Location: 33

Comments:

Asphalt driveway with overgrown vegetation. South-east corner of site near Young Street.

Supporting Photos:



Photo Location 34

Photo Location: 34

Comments:

Small fly-tipped stockpile, mainly roof tiles (1x1 m), near asphalt driveway, Young Street.

Supporting Photos:



Photo Location 35

Photo Location: 35

Comments: Southern neighbouring property, appears un-used.

Supporting Photos:



Photo Location 36

Photo Location: 36

Comments:

View of site slope (south-west), near Racecourse Road, facing north-east.

Supporting Photos:



Photo Location 37

Photo Location: 37

Comments: Utility manhole, near Racecourse Road.

Supporting Photos:



Photo Location 38

Photo Location: 38

Comments: Concrete slab, in-situ.

Supporting Photos:



Photo Location 39

Photo Location: 39

Comments:

Concrete and asphalt in-situ

Supporting Photos:



Photo Location 40

Photo Location: 40

Comments:

Potential fill material, brick in-situ.

Supporting Photos:



Photo Location 41

Photo Location: 41

Comments:

Potential fill material, concrete chunk in-situ.

Supporting Photos:



Photo Location 42

Photo Location: 42

Comments: Asbestos sign in electrical box and building sheeting.

Supporting Photos:



Photo Location 43

Photo Location: 43

Comments: Asphalt hardstand driveway near enclosed stable.

Supporting Photos:



Photo Location 44

Photo Location: 44

Comments: Asbestos roofing on enclosed stable.

Supporting Photos:



Photo Location 45

Photo Location: 45

Comments: Potential wash bay, metal drum deteriorated (empty).

Supporting Photos:



Photo Location 46

Photo Location: 46

Comments: Stored paints not banded, sealed containers.

Supporting Photos:



Photo Location 47

Photo Location: 47

Comments:

Potentially fly-tipped demolition waste on embankment containing cement, metal sheeting near open stable.

Supporting Photos:



Photo Location 48

Photo Location: 48

Comments:

Service: water main.

Supporting Photos:



Photo Location 49

Photo Location: 49

Comments:

General waste in-situ, containing tyres and timber off cuts near open stable.

Supporting Photos:



Photo Location 50

Photo Location: 50

Comments:

Embankment sandstone chunks in-situ, potential fill material near open stable.

Supporting Photos:



Photo Location 51

Photo Location: 51

Comments:

Horse arena.

Supporting Photos:



Photo Location 52

Photo Location: 52

Comments:

Potential material sorting yard, Faunce Street (up-gradient). Off-site.

Supporting Photos:



APPENDIX C

Lotsearch Report



LOTSEARCH
LOTSEARCH ENVIRO PROFESSIONAL

Date: 19 Dec 2022 16:43:19

Reference: LS039106 EP

Address: 7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250

Disclaimer:

The purpose of this report is to provide an overview of some of the site history, environmental risk and planning information available, affecting an individual address or geographical area in which the property is located. It is not a substitute for an on-site inspection or review of other available reports and records. It is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features.

You should obtain independent advice before you make any decision based on the information within the report.

The detailed terms applicable to use of this report are set out at the end of this report.

Dataset Listing

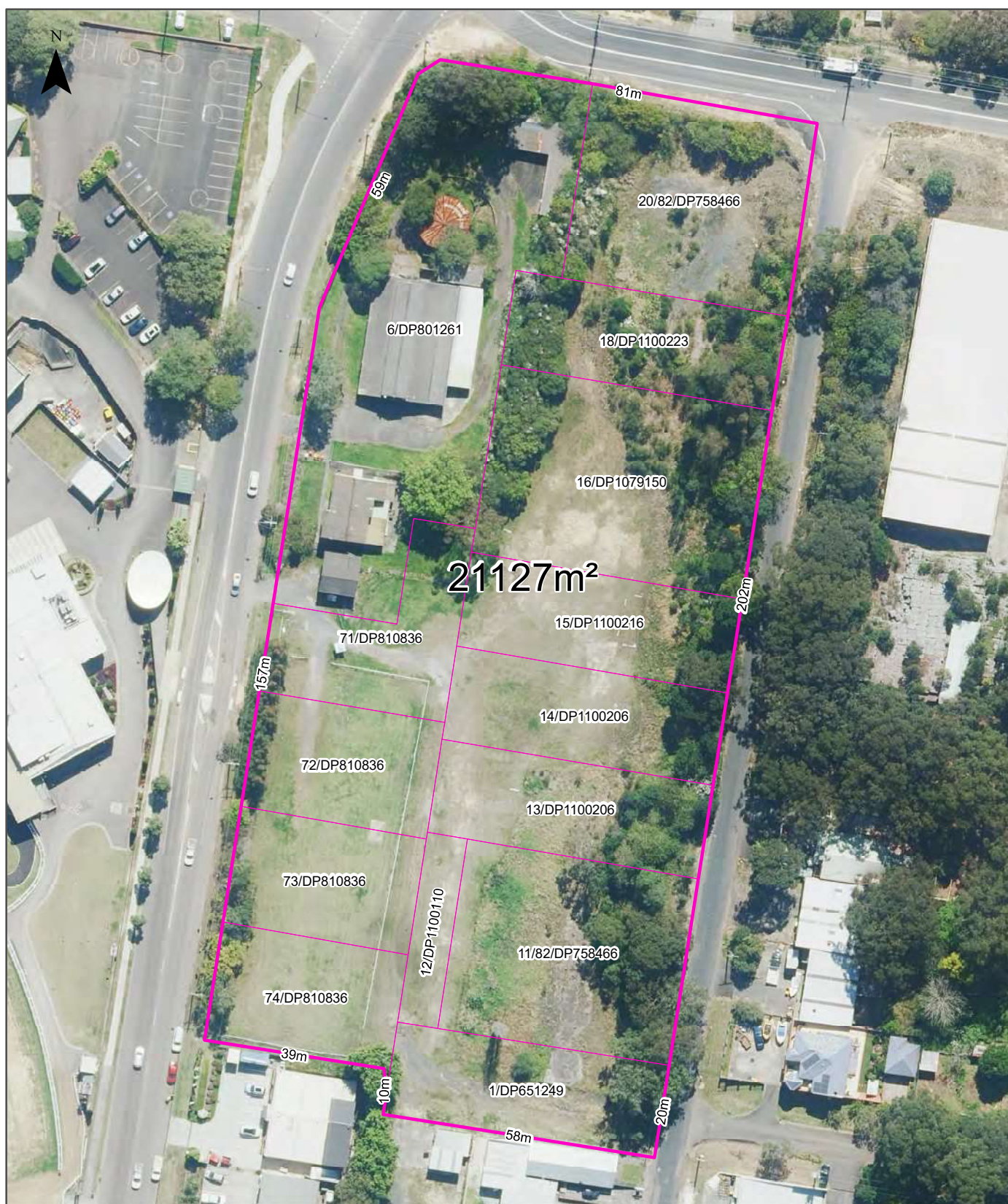
Datasets contained within this report, detailing their source and data currency:

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Cadastre Boundaries	NSW Department of Customer Service - Spatial Services	04/11/2022	04/11/2022	Quarterly	-	-	-	-
Topographic Data	NSW Department of Customer Service - Spatial Services	22/08/2022	22/08/2022	Annually	-	-	-	-
List of NSW contaminated sites notified to EPA	Environment Protection Authority	09/12/2022	14/10/2022	Monthly	1000m	0	0	5
Contaminated Land Records of Notice	Environment Protection Authority	01/12/2022	01/12/2022	Monthly	1000m	0	0	2
Former Gasworks	Environment Protection Authority	06/12/2022	14/07/2021	Quarterly	1000m	0	0	0
National Waste Management Facilities Database	Geoscience Australia	26/05/2022	07/03/2017	Annually	1000m	0	0	0
National Liquid Fuel Facilities	Geoscience Australia	23/08/2022	13/07/2012	Annually	1000m	0	0	5
EPA PFAS Investigation Program	Environment Protection Authority	09/12/2022	23/09/2022	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Investigation Sites	Department of Defence	05/12/2022	05/12/2022	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Management Sites	Department of Defence	05/12/2022	05/12/2022	Monthly	2000m	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	13/12/2022	13/12/2022	Monthly	2000m	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Department of Defence	02/09/2022	02/09/2022	Quarterly	2000m	0	0	0
EPA Other Sites with Contamination Issues	Environment Protection Authority	16/02/2022	13/12/2018	Annually	1000m	0	0	0
Licensed Activities under the POEO Act 1997	Environment Protection Authority	01/12/2022	01/12/2022	Monthly	1000m	0	0	5
Delicensed POEO Activities still regulated by the EPA	Environment Protection Authority	01/12/2022	01/12/2022	Monthly	1000m	0	0	3
Former POEO Licensed Activities now revoked or surrendered	Environment Protection Authority	01/12/2022	01/12/2022	Monthly	1000m	0	1	4
UBD Business Directories (Premise & Intersection Matches)	Hardie Grant			Not required	150m	0	18	33
UBD Business Directories (Road & Area Matches)	Hardie Grant			Not required	150m	-	11	21
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant			Not required	500m	0	1	3
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant			Not required	500m	-	2	29
Points of Interest	NSW Department of Customer Service - Spatial Services	19/10/2022	19/10/2022	Quarterly	1000m	0	1	33
Tanks (Areas)	NSW Department of Customer Service - Spatial Services	19/10/2022	19/10/2022	Quarterly	1000m	0	0	0
Tanks (Points)	NSW Department of Customer Service - Spatial Services	19/10/2022	19/10/2022	Quarterly	1000m	0	0	1
Major Easements	NSW Department of Customer Service - Spatial Services	15/11/2022	15/11/2022	Quarterly	1000m	0	1	18
State Forest	Forestry Corporation of NSW	16/08/2022	14/08/2022	Annually	1000m	0	0	0
NSW National Parks and Wildlife Service Reserves	NSW Office of Environment & Heritage	10/02/2022	31/12/2021	Annually	1000m	0	0	0
Hydrogeology Map of Australia	Commonwealth of Australia (Geoscience Australia)	29/08/2022	19/08/2019	Annually	1000m	1	1	1
Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018	NSW Department of Planning, Industry and Environment	28/03/2022	23/02/2018	Annually	1000m	0	0	0
National Groundwater Information System (NGIS) Boreholes	Bureau of Meteorology; Water NSW	24/01/2022	24/01/2022	Annually	2000m	0	0	52

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
NSW Seamless Geology Single Layer: Rock Units	Department of Regional NSW	17/02/2022	01/05/2021	Annually	1000m	1	2	8
NSW Seamless Geology – Single Layer: Trendlines	Department of Regional NSW	17/02/2022	01/05/2021	Annually	1000m	0	0	2
NSW Seamless Geology – Single Layer: Geological Boundaries and Faults	Department of Regional NSW	17/02/2022	01/05/2021	Annually	1000m	0	0	0
Naturally Occurring Asbestos Potential	NSW Dept. of Industry, Resources & Energy	04/12/2015	24/09/2015	Unknown	1000m	0	0	0
Atlas of Australian Soils	Australian Bureau of Agriculture and Resource Economics and Sciences (ABARES)	19/05/2017	17/02/2011	As required	1000m	1	1	2
Soil Landscapes of Central and Eastern NSW	NSW Department of Planning, Industry and Environment	18/08/2022	27/07/2020	Annually	1000m	2	2	5
Environmental Planning Instrument Acid Sulfate Soils	NSW Department of Planning, Industry and Environment	14/12/2022	02/12/2022	Monthly	500m	3	-	-
Atlas of Australian Acid Sulfate Soils	CSIRO	19/01/2017	21/02/2013	As required	1000m	1	1	3
Dryland Salinity - National Assessment	National Land and Water Resources Audit	18/07/2014	12/05/2013	None planned	1000m	0	0	0
Mining Subsidence Districts	NSW Department of Customer Service - Subsidence Advisory NSW	09/11/2022	09/11/2022	Quarterly	1000m	0	0	0
Current Mining Titles	NSW Department of Industry	13/12/2022	13/12/2022	Monthly	1000m	0	0	0
Mining Title Applications	NSW Department of Industry	13/12/2022	13/12/2022	Monthly	1000m	0	0	0
Historic Mining Titles	NSW Department of Industry	13/12/2022	13/12/2022	Monthly	1000m	13	13	16
Environmental Planning Instrument SEPP State Significant Precincts	NSW Department of Planning, Industry and Environment	15/11/2021	07/12/2018	Monthly	1000m	0	0	0
Environmental Planning Instrument Land Zoning	NSW Department of Planning, Industry and Environment	15/12/2022	02/12/2022	Monthly	1000m	1	6	47
Commonwealth Heritage List	Australian Government Department of the Agriculture, Water and the Environment	03/06/2022	13/04/2022	Annually	1000m	0	0	0
National Heritage List	Australian Government Department of the Agriculture, Water and the Environment	03/06/2022	13/04/2022	Annually	1000m	0	0	0
State Heritage Register - Curtilages	NSW Department of Planning, Industry and Environment	18/10/2022	01/07/2022	Quarterly	1000m	0	0	0
Environmental Planning Instrument Local Heritage	NSW Department of Planning, Industry and Environment	14/12/2022	02/12/2022	Monthly	1000m	0	0	3
Bush Fire Prone Land	NSW Rural Fire Service	19/12/2022	25/10/2022	Weekly	1000m	1	2	2
Vegetation of Gosford LGA	Council of the City of Gosford / NSW Office of Environment and Heritage	08/12/2014	31/12/2009	Annually	1000m	0	2	11
Ramsar Wetlands of Australia	Australian Government Department of Agriculture, Water and the Environment	28/03/2022	19/03/2020	Annually	1000m	0	0	0
Groundwater Dependent Ecosystems	Bureau of Meteorology	28/10/2022	26/10/2022	Annually	1000m	0	0	2
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	28/10/2022	26/10/2022	Annually	1000m	0	0	4
NSW BioNet Species Sightings	NSW Office of Environment & Heritage	19/12/2022	19/12/2022	Weekly	10000m	-	-	-

Site Diagram

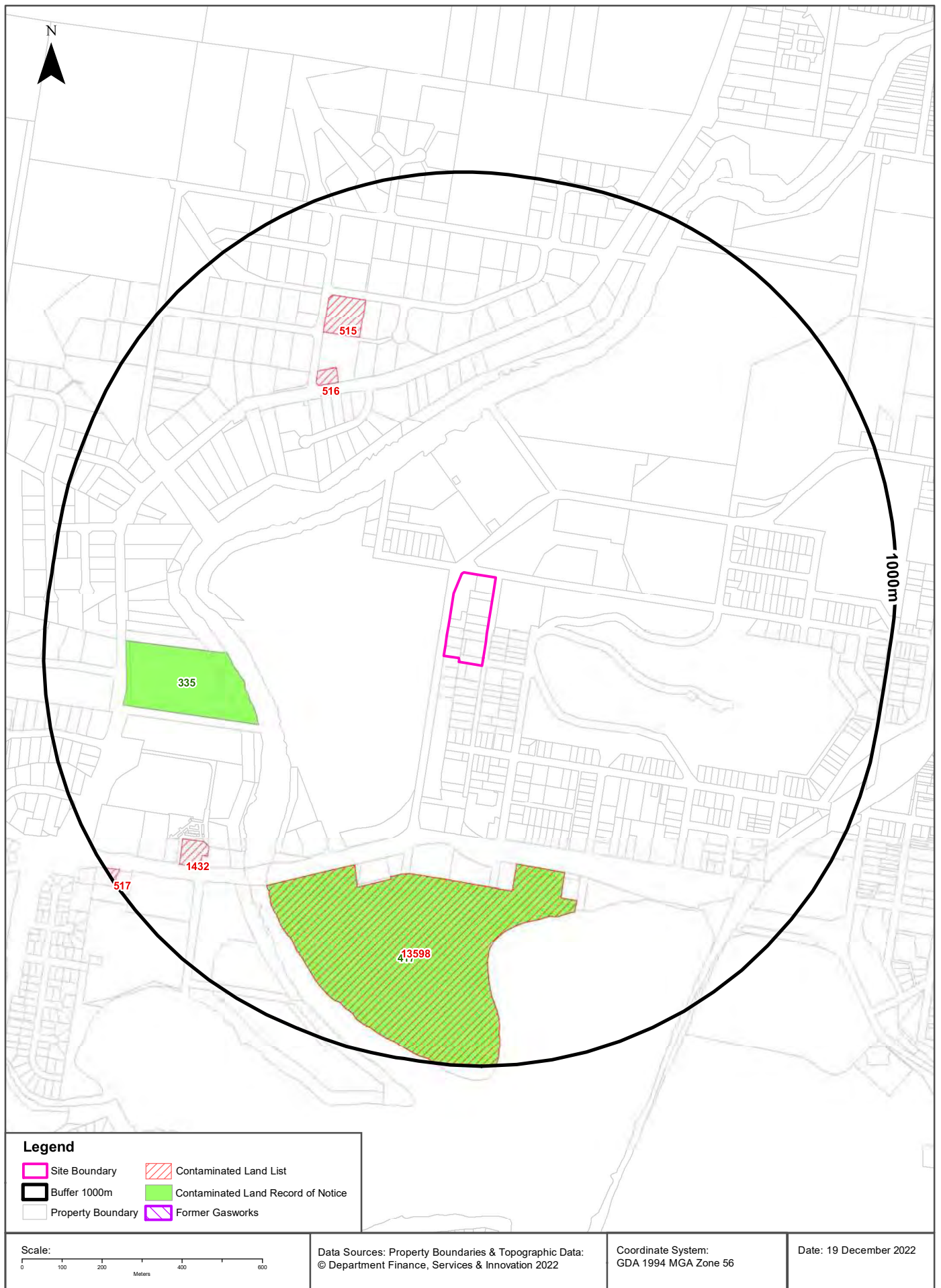
7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250



<div>Legend</div> <div><div></div> Site Boundary</div> <div><div></div> Internal Parcel Boundaries</div>	<div>Total Area: 21127m²</div> <div>Total Perimeter: 627m</div> <div>Disclaimers:</div> <div>Measurements are approximate only and may have been simplified or smaller lengths removed for readability.</div> <div>Parcels that make up a small percentage of the total site area have not been labelled for increased legibility.</div>	<div>Scale:</div> <div><div></div><div>02550</div><div>Meters</div></div> <div>Data Source Aerial Imagery: © Aerometrex Pty Ltd</div>	
		<div>Coordinate System: GDA 1994 MGA Zone 56</div>	<div>Date: 19 December 2022</div>

Contaminated Land

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250



Contaminated Land

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250

List of NSW contaminated sites notified to EPA

Records from the NSW EPA Contaminated Land list within the dataset buffer:

Map Id	Site	Address	Suburb	Activity	Management Class	Status	Location Confidence	Dist	Direction
13598	Adcock Memorial Park	Central Coast HIGHWAY	WEST GOSFORD	Landfill	Contamination currently regulated under CLM Act	Current EPA List	Premise Match	505m	South
516	Caltex Service Station	283 Manns Road	West Gosford	Service Station	Regulation under CLM Act not required	Current EPA List	Premise Match	569m	North West
515	United (former Mobil) Depot	Corner Merinee Road and Bowen Crescent	Gosford	Other Petroleum	Regulation under CLM Act not required	Current EPA List	Premise Match	641m	North West
1432	Caltex Service Station	69-71 Pacific Highway	West Gosford	Service Station	Regulation under CLM Act not required	Current EPA List	Premise Match	757m	South West
517	Caltex Service Station	30a Pacific Highway	West Gosford	Service Station	Regulation under CLM Act not required	Current EPA List	Premise Match	971m	South West

The values within the EPA site management class in the table above, are given more detailed explanations in the table below:

EPA site management class	Explanation
Contamination being managed via the planning process (EP&A Act)	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. The contamination of this site is managed by the consent authority under the Environmental Planning and Assessment Act 1979 (EP&A Act) planning approval process, with EPA involvement as necessary to ensure significant contamination is adequately addressed. The consent authority is typically a local council or the Department of Planning and Environment.
Contamination currently regulated under CLM Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). Management of the contamination is regulated by the EPA under the CLM Act. Regulatory notices are available on the EPA's Contaminated Land Public Record of Notices.
Contamination currently regulated under POEO Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. Management of the contamination is regulated under the Protection of the Environment Operations Act 1997 (POEO Act). The EPA's regulatory actions under the POEO Act are available on the POEO public register.
Contamination formerly regulated under the CLM Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). The contamination was addressed under the CLM Act.
Contamination formerly regulated under the POEO Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed under the Protection of the Environment Operations Act 1997 (POEO Act).
Contamination was addressed via the planning process (EP&A Act)	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed by the appropriate consent authority via the planning process under the Environmental Planning and Assessment Act 1979 (EP&A Act).
Ongoing maintenance required to manage residual contamination (CLM Act)	The EPA has determined that ongoing maintenance, under the Contaminated Land Management Act 1997 (CLM Act), is required to manage the residual contamination. Regulatory notices under the CLM Act are available on the EPA's Contaminated Land Public Record of Notices.
Regulation being finalised	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997. A regulatory approach is being finalised.
Regulation under the CLM Act not required	The EPA has completed an assessment of the contamination and decided that regulation under the Contaminated Land Management Act 1997 is not required.

EPA site management class	Explanation
Under assessment	The contamination is being assessed by the EPA to determine whether regulation is required. The EPA may require further information to complete the assessment. For example, the completion of management actions regulated under the planning process or Protection of the Environment Operations Act 1997. Alternatively, the EPA may require information via a notice issued under s77 of the Contaminated Land Management Act 1997 or issue a Preliminary Investigation Order.

NSW EPA Contaminated Land List Data Source: Environment Protection Authority
 © State of New South Wales through the Environment Protection Authority

Contaminated Land

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250

Contaminated Land: Records of Notice

Record of Notices within the dataset buffer:

Map Id	Name	Address	Suburb	Notices	Area No	Location Confidence	Distance	Direction
335	Metro Meat	356 Manns Road	West Gosford	2 former	3028	Premise Match	490m	West
417	Adcock Memorial Park	Central Coast Highway	West Gosford	3 current and 1 former	3459	Premise Match	505m	South

Contaminated Land Records of Notice Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Terms of use and disclaimer for Contaminated Land: Record of Notices, please visit

<http://www.epa.nsw.gov.au/clm/clmdisclaimer.htm>

Former Gasworks

Former Gasworks within the dataset buffer:

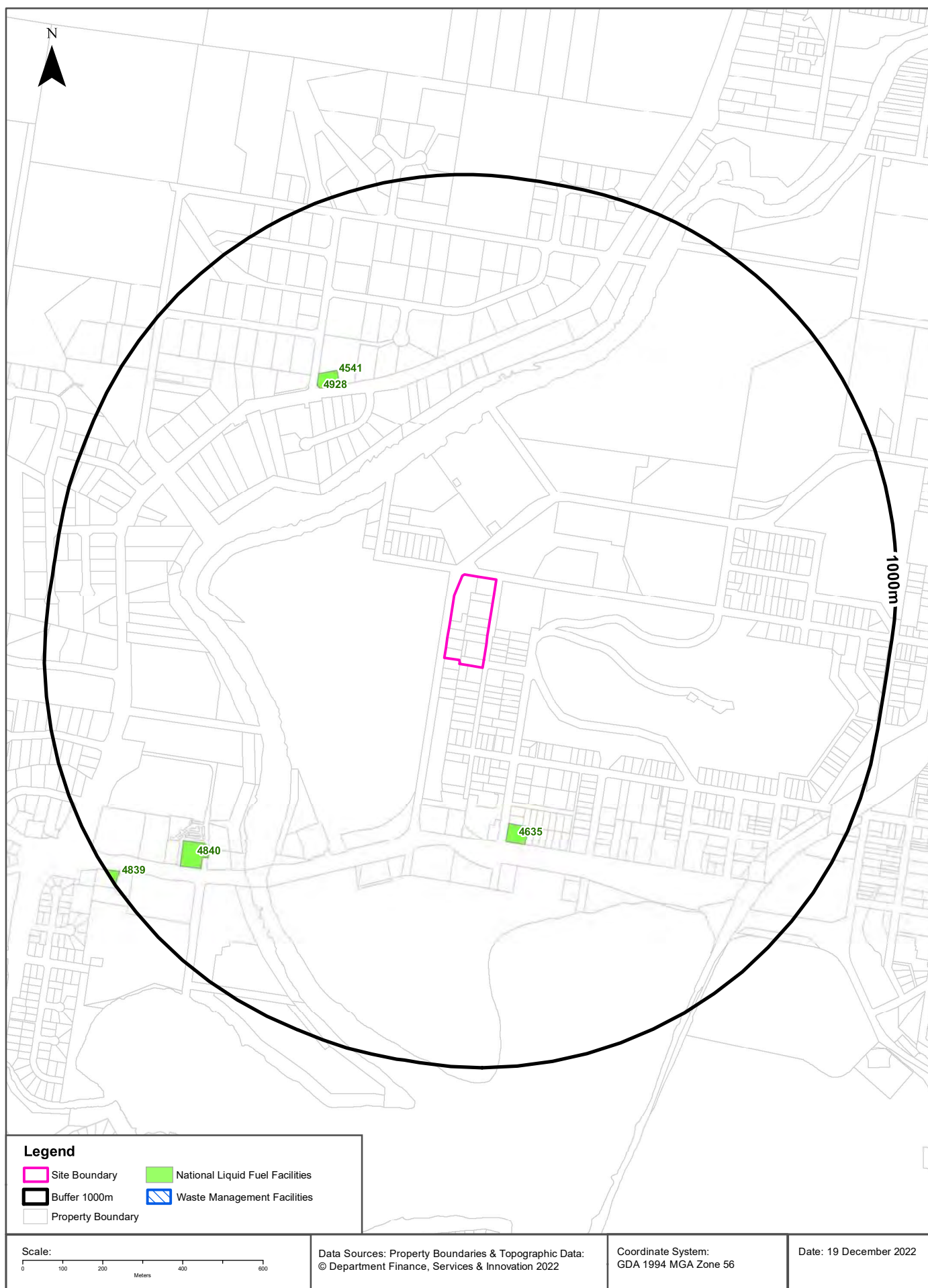
Map Id	Location	Council	Further Info	Location Confidence	Distance	Direction
N/A	No records in buffer					

Former Gasworks Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Waste Management & Liquid Fuel Facilities

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250



Waste Management & Liquid Fuel Facilities

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250

National Waste Management Site Database

Sites on the National Waste Management Site Database within the dataset buffer:

Site Id	Owner	Name	Address	Suburb	Class	Landfill	Reprocess	Transfer	Comments	Loc Conf	Dist	Direction
N/A	No records in buffer											

Waste Management Facilities Data Source: Geoscience Australia

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National Liquid Fuel Facilities

National Liquid Fuel Facilities within the dataset buffer:

Map Id	Owner	Name	Address	Suburb	Class	Operational Status	Operator	Revision Date	Loc Conf	Dist	Direction
4635	7-Eleven Pty Ltd	Gosford West	1 Hely Street	Gosford	Petrol Station	Operational		13/07/2012	Premise Match	395m	South
4541	Caltex	Caltex West Gosford	283 Manns Road	West Gosford	Petrol Station	Operational		25/07/2011	Premise Match	569m	North West
4928	Caltex	Caltex Gosford West	283 Manns Road	West Gosford	Petrol Station	Operational		25/07/2011	Premise Match	569m	North West
4840	Caltex	Caltex Gosford West	71 Pacific Highway	West Gosford	Petrol Station	Operational		25/07/2011	Premise Match	757m	South West
4839	Caltex	Caltex Gosford West	30A Pacific Highway	West Gosford	Petrol Station	Operational		25/07/2011	Premise Match	971m	South West

National Liquid Fuel Facilities Data Source: Geoscience Australia

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PFAS Investigation & Management Programs

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250

EPA PFAS Investigation Program

Sites that are part of the EPA PFAS investigation program, within the dataset buffer:

Map ID	Site	Address	Loc Conf	Dist	Dir
N/A	No records in buffer				

EPA PFAS Investigation Program: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

Defence PFAS Investigation Program

Sites being investigated by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Loc Conf	Dist	Dir
N/A	No records in buffer				

Defence PFAS Investigation Program Data Custodian: Department of Defence, Australian Government

Defence PFAS Management Program

Sites being managed by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Loc Conf	Dist	Dir
N/A	No records in buffer				

Defence PFAS Management Program Data Custodian: Department of Defence, Australian Government

Airservices Australia National PFAS Management Program

Sites being investigated or managed by Airservices Australia for PFAS contamination within the dataset buffer:

Map ID	Site Name	Impacts	Loc Conf	Dist	Dir
N/A	No records in buffer				

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia

Defence Sites

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250

Defence 3 Year Regional Contamination Investigation Program

Sites which have been assessed as part of the Defence 3 Year Regional Contamination Investigation Program within the dataset buffer:

Property ID	Base Name	Address	Known Contamination	Loc Conf	Dist	Dir
N/A	No records in buffer					

Defence 3 Year Regional Contamination Investigation Program, Data Custodian: Department of Defence, Australian Government

EPA Other Sites with Contamination Issues

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250

EPA Other Sites with Contamination Issues

This dataset contains other sites identified on the EPA website as having contamination issues. This dataset currently includes:

- James Hardie asbestos manufacturing and waste disposal sites
- Radiological investigation sites in Hunter's Hill
- Pasminco Lead Abatement Strategy Area

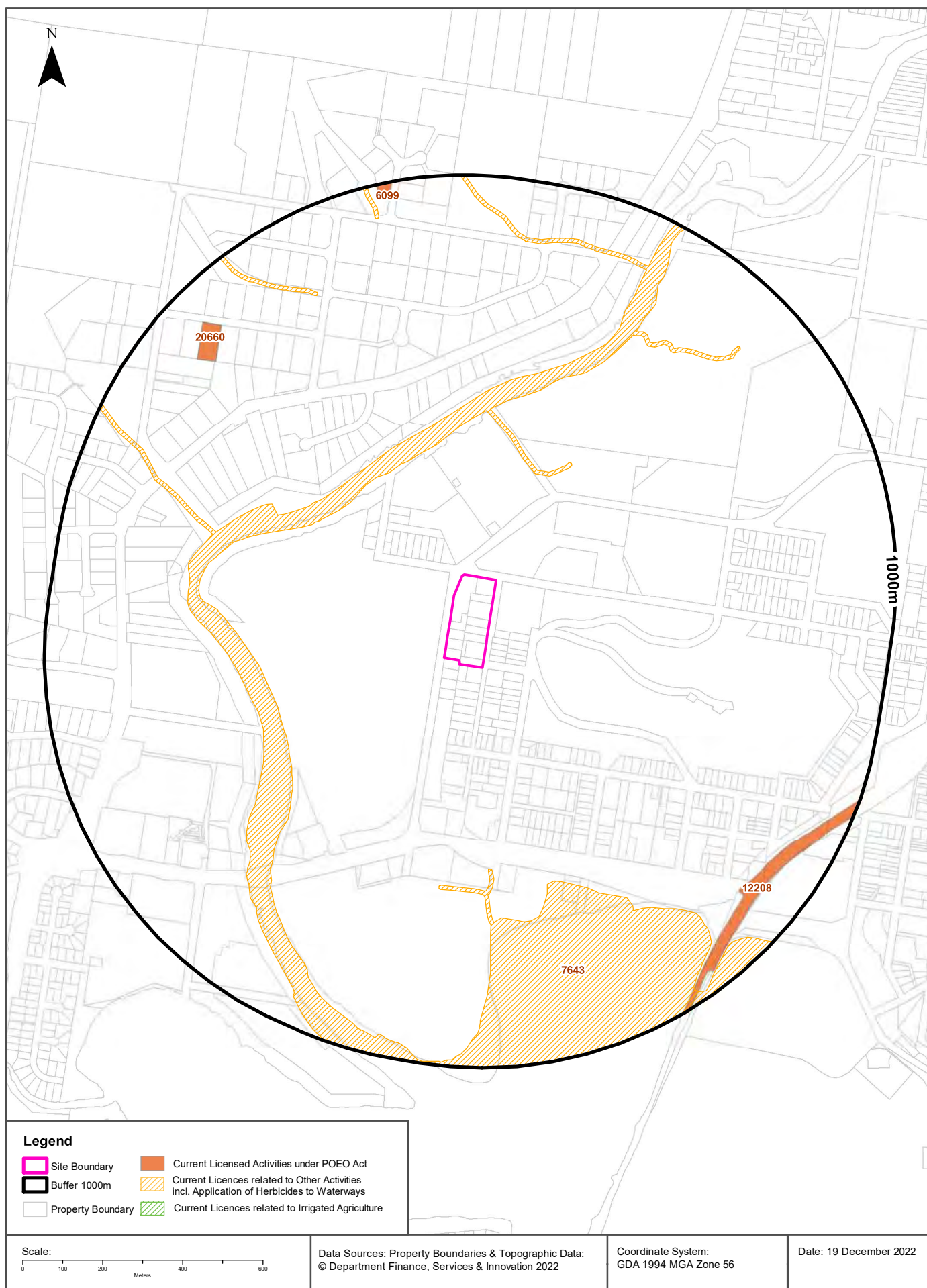
Sites within the dataset buffer:

Site Id	Site Name	Site Address	Dataset	Comments	Location Confidence	Distance	Direction
N/A	No records in buffer						

EPA Other Sites with Contamination Issues: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

Current EPA Licensed Activities

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250



EPA Activities

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250

Licensed Activities under the POEO Act 1997

Licensed activities under the Protection of the Environment Operations Act 1997, within the dataset buffer:

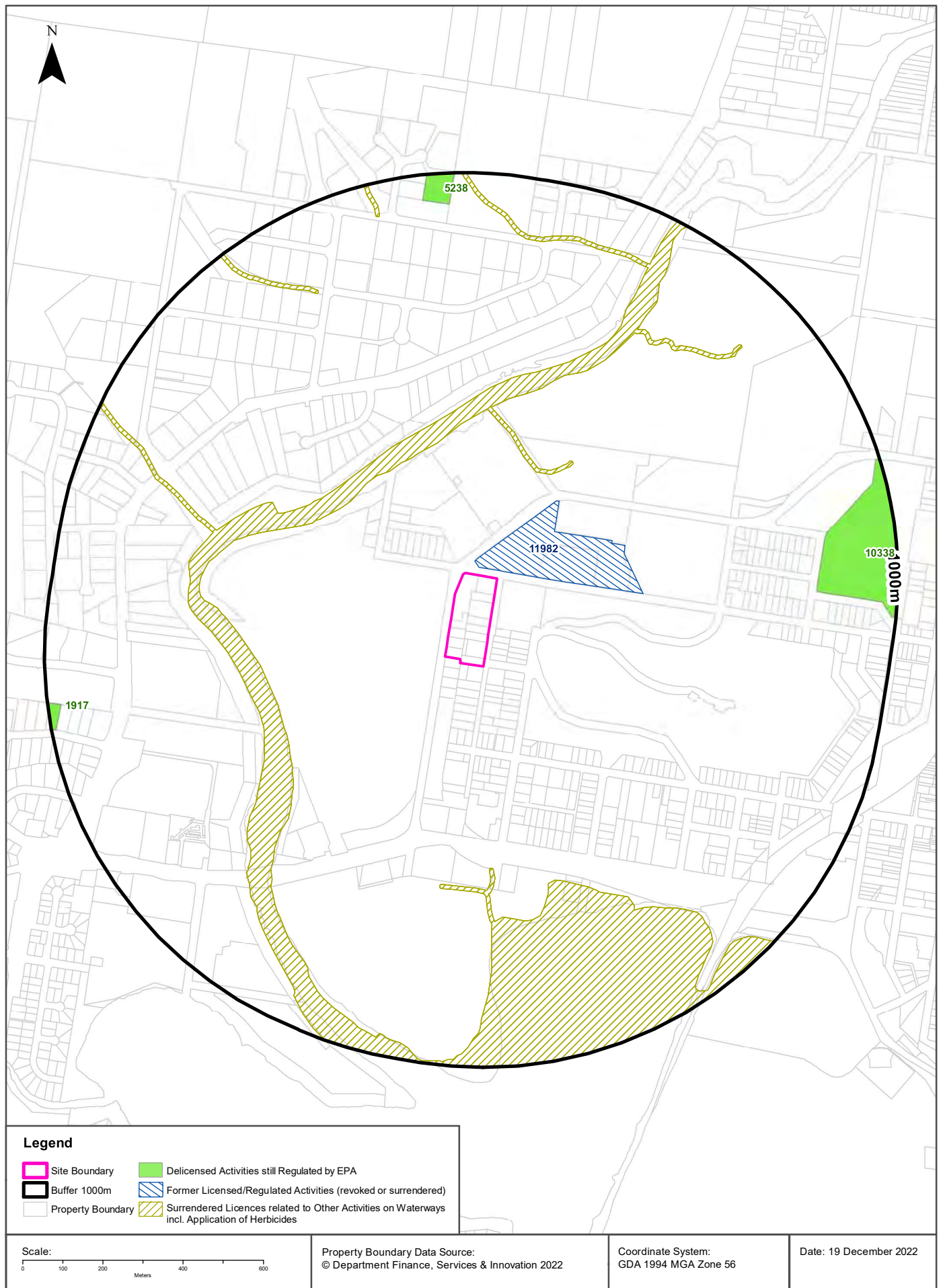
EPL	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
7643	Central Coast Council	THE WATERS WITHIN THE CENTRAL COAST LOCAL GOVERNMENT AREA	MULTIPLE WATERWAYS, CENTRAL COAST MC, NSW 2252	GOSFORD	Other activities	Network of Features	283m	South
20660	VEOLIA RECYCLING & RECOVERY PTY LTD		12 Gibbens Road	WEST GOSFORD, NSW 2250	Waste storage - other types of waste; Recovery of general waste	Premise Match	818m	North West
12208	SYDNEY TRAINS		SYDNEY TRAINS, HAYMARKET, NSW 1238		Railway systems activities	Network of Features	850m	South East
6099	SOUTHERN OIL COLLECTION PTY LTD	SOUTHERN OIL COLLECTION PTY LTD	1 DAINTREE PLACE	GOSFORD WEST	Non-thermal treatment of hazardous and other waste	Premise Match	963m	North
6099	SOUTHERN OIL COLLECTION PTY LTD	SOUTHERN OIL COLLECTION PTY LTD	1 DAINTREE PLACE	GOSFORD WEST	Waste storage - hazardous, restricted solid, liquid, clinical and related waste and asbestos waste	Premise Match	963m	North

POEO Licence Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Delicensed & Former Licensed EPA Activities

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250



EPA Activities

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250

Delicensed Activities still regulated by the EPA

Delicensed activities still regulated by the EPA, within the dataset buffer:

Licence No	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
10338	NORTHERN SYDNEY AND CENTRAL COAST AREA HEALTH SERVICE	GOSFORD HOSPITAL	HOLDEN STREET	GOSFORD	Hazardous, Industrial or Group A Waste Generation or Storage	Premise Match	796m	East
5238	EARBURN PTY. LIMITED	COASTWIDE READYMIX CONCRETE	4 APOLLO CLOSE	WEST GOSFORD	Concrete works	Premise Match	923m	North
1917	BORAL RESOURCES (COUNTRY) PTY. LIMITED	BORAL COUNTRY - CONCRETE & QUARRIES	LOT 9 GRIEVE CLOSE	GOSFORD WEST	Concrete works	Premise Match	966m	West

Delicensed Activities Data Source: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

Former Licensed Activities under the POEO Act 1997, now revoked or surrendered

Former Licensed activities under the Protection of the Environment Operations Act 1997, now revoked or surrendered, within the dataset buffer:

Licence No	Organisation	Location	Status	Issued Date	Activity	Loc Conf	Distance	Direction
11982	AUSGRID	Ausgrid West Gosford Depot, Cnr Faunce Street & Racecourse Road, GOSFORD	Surrendered	18/08/2004	Waste storage - hazardous, restricted solid, liquid, clinical and related waste and asbestos waste	Premise Match	20m	North East
4653	LUHRMANN ENVIRONMENT MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW	Surrendered	06/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	283m	South
4838	Robert Orchard	Various Waterways throughout New South Wales - SYDNEY NSW 2000	Surrendered	07/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	283m	South
6630	SYDNEY WEED & PEST MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW - PROSPECT, NSW, 2148	Surrendered	09/11/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	283m	South

Former Licensed Activities Data Source: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

Historical Business Directories

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250



Historical Business Directories

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250

Business Directory Records 1950-1982 Premise or Road Intersection Matches

Universal Business Directory records from years 1982, 1970, 1961 & 1950, mapped to a premise or road intersection within the dataset buffer:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	POTATO CRISP MFRS. &/OR MERCHANTS	Central Coast Potato Chips Pty. Ltd., 35 Young St., West Gosford 2250	125056	1982	Premise Match	13m	South East
	MOTOR GARAGES &/OR ENGINEERS &/ OR SERVICE STATIONS	K.T. Motors., 33 Young St., West Gosford 2250	124780	1982	Premise Match	13m	South East
	FRUIT JUICE PROCESSORS	Strength Fruit Juices., 33 Young St., West Gosford 2250	124162	1982	Premise Match	13m	South East
2	HAULAGE CONTRACTORS	R.N. Robson Gosford Pty. Ltd. Cnr. Faunce & Narara Sts. West Gosford	203496	1961	Road Intersection	18m	North
	ROAD MAKING CONTRACTORS	Robson, R. M. (Gosford) Pty. Ltd., Cnr. Faunce & Marara St., West Gosford	204275	1961	Road Intersection	18m	North
	EARTH MOVING & ROAD MAKING CONTRACTORS	Robson, R. N. (Gosford) Pty. Ltd., Cnr. Faunce & Narara St., West Gosford	203561	1961	Road Intersection	18m	North
	HAULAGE CONTRACTORS	Robson, R. N. (Gosford) Pty. Ltd., Cnr. Faunce & Narara St., West Gosford	203796	1961	Road Intersection	18m	North
3	HIRING SERVICES	Gosford Hire & Sales Centre Pty. Lt., 18 Faunce St., West Gosford 2250	124364	1982	Premise Match	32m	North
	HIRING SERVICES	Gosford Hire & Sales Centre Pty. Ltd. Cnr. 18 Faunce Street & Racecourse Road., West Gosford 2250	124360	1982	Premise Match	32m	North
	AIR COMPRESSORS &/OR EQUIPMENT MFRS. &/ OR DIST.	Gosford Hire & Sales Centre Pty. Ltd., 18 Faunce St., West Gosford 2250	123444	1982	Premise Match	32m	North
	BUILDERS EQUIPMENT HIRERS	Gosford Hire & Sales Centre Pty. Ltd., 18 Faunce St., West Gosford 2250	123674	1982	Premise Match	32m	North
	PLANT HIRERS	Gosford Hire & Sales Centre Pty. Ltd., 18 Faunce St., West Gosford 2250	125028	1982	Premise Match	32m	North
4	ELECTRONIC EQUIPMENT MFRS. &/ OR DIST.	Joes., 31 Young St., West Gosford 2250	124047	1982	Premise Match	43m	South
5	CARRIERS &/OR CARTAGE CONTRACTORS	Bradbury & Fuller., 40 Hely St., West Gosford 2250	123759	1982	Premise Match	55m	South East
	EARTH MOVING &/OR ROADMAKING CONTRACTORS.	Bradbury & Fuller., 40 Hely St., West Gosford 2250	123999	1982	Premise Match	55m	South East
6	MOTOR PANEL BEATERS &/OR PAINTERS SUPPLIES	Godfrey, Basil & Sons., Rear 28 Young St., West Gosford 2250	124846	1982	Premise Match	61m	South
7	CATERERS	Summerell, C. & N., 16 Faunce St., Gosford	203475	1961	Premise Match	65m	North West
8	JOINERY MANUFACTURERS	Young, R. P. (Joinery Work), 27 Young St., Gosford	203875	1961	Premise Match	72m	South
9	BAKERS & PASTRYCOOKS EQUIPMENT MFRS. &/OR DIST.	Bakers Machinery Co. Pty. Ltd., 24 Young St., West Gosford 2250	123543	1982	Premise Match	101m	South
	TANK &/OR TANKSTAND MFRS. &/OR DIST.	Dicker & Ferguson Pty. Ltd., 22 Young St., West Gosford 2250	125393	1982	Premise Match	101m	South
	PLUMBERS, GASFITTERS &/ OR DRAINLAYERS.	Dicker & Ferguson Pty. Ltd., 22 Young St., West Gosford 2250	125040	1982	Premise Match	101m	South
	SHEET METAL WORKERS	Dicker & Ferguson Pty. Ltd., 22 Young St., West Gosford 2250	125248	1982	Premise Match	101m	South
	PLUMBERS, GASFITTERS & DRAINLAYERS	Dicker & Ferguson, 22 Young St., West Gosford	538780	1970	Premise Match	101m	South

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
9	SHEET METAL WORKERS	Dicker & Ferguson, 22 Young St., West Gosford	538884	1970	Premise Match	101m	South
	TANK &/OR TANK STAND MFRS. &/OR SUPPLIERS	Dicker & Ferguson, 22 Young St., West Gosford	538952	1970	Premise Match	101m	South
	SHEET METAL WORKERS	Dicker, Wal & Ferguson, Col., 22 Young St., West Gosford	204309	1961	Premise Match	101m	South
	TANK MANUFACTURERS	Dicker, Wal & Ferguson, Col., 22 Young St., West Gosford	204378	1961	Premise Match	101m	South
	PLUMBERS, GASFITTERS & DRAINLAYERS	Dicker, Wal. & Ferguson Col., 22 Young St., West Gosford	204184	1961	Premise Match	101m	South
10	EARTH MOVING &/OR ROAD MAKING CONTRACTORS	Bradley Sealing Services, 3 Blackett St. Gosford 2250	538167	1970	Premise Match	102m	North West
11	GLASS MERCHANTS &/OR GLAZIERS	Law, J. Joinery, 26 Hely St., West Gosford 2250	124239	1982	Premise Match	129m	South
	FURNITURE - KITCHEN UNITS &/OR CABINETS MFRS. &/OR W/SALERS	Law, J. Joinery., 26 Hely St., West Gosford 2250	124203	1982	Premise Match	129m	South
	JOINERY MANUFACTURERS	Law, J. Joinery., 26 Hely St., West Gosford 2250	124469	1982	Premise Match	129m	South
	SHOP &/OR OFFICE FITTERS	Law, J. Joinery., 26 Hely St., West Gosford 2250	125257	1982	Premise Match	129m	South

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Business Directory Records 1950-1982

Road or Area Matches

Universal Business Directory records from years 1982, 1970, 1961 & 1950, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
12	MOTOR ACCESSORIES &/ OR SPARE PARTS-RETAIL	Basil Godfrey & Sons Pty. Ltd., Young St., West Gosford 2250	124638	1982	Road Match	0m
	SHEET METAL WORKERS	Brisbane Water Industrial Products., Young St., West Gosford 2250	125247	1982	Road Match	0m
	MOTOR GARAGES &/OR ENGINEERS &/ OR SERVICE STATIONS	Compton, E. & S., Young St., West Gosford 2250	124760	1982	Road Match	0m
	BRICK MFRS. &/OR DIST.	Gosford Brick Tile & Pipe Pty. Ltd., Young St., West Gosford 2250	123639	1982	Road Match	0m
	MOTOR GARAGES &/OR ENGINEERS &/ OR SERVICE STATIONS	J.C. Auto Repairs., Young St., West Gosford 2250	124779	1982	Road Match	0m
	FRUITERERS & GREENGROCERS	Housewives' Economy Market, Erina Lane, Gosford	203691	1961	Road Match	0m
	JOINERY MANUFACTURERS	Berry, A. H. and Son, Narara Lane, Gosford	184460	1950	Road Match	0m
	BUILDERS & BUILDING CONTRACTORS	Young, R. G. Narara Lane, Gosford	184196	1950	Road Match	0m
13	SCHOOLS, COLLEGES - TECHNICAL	Junior Technical High School., Faunce St., West Gosford 2250	125227	1982	Road Match	0m
	SCHOOLS & COLLEGES-TECHNICAL	Junior Technical High School, Faunce St., West Gosford	538872	1970	Road Match	0m
14	RADIO &/ OR TELEVISION COMPONENT PARTS MFRS. &/ OR DIST.	Hansen, A. Furniture Pty. Ltd., 1 Erina St., West Gosford 2250	125096	1982	Road Match	13m
15	ALUMINIUM WINDOW FRAME MFRS. &/OR DIST.	Law, J. Joinery, Hely St., West Gosford	537850	1970	Road Match	104m
	GLASS MERCHANTS &/OR GLAZIERS	Law, J. Joinery, Hely St., West Gosford	538325	1970	Road Match	104m
	JOINERY MANUFACTURERS	Law, J. Joinery, Hely St., West Gosford	538457	1970	Road Match	104m
	FRUITERERS & GREENGROCERS	Bradbury, W. T., Hely St., Gosford	184353	1950	Road Match	104m
	AGRICULTURAL MACHINERY DEALERS &/OR SERVICEMEN	Jeffs Manufacturing & Trading Co. Pty. Ltd. Hely St., West Gosford	184130	1950	Road Match	104m
	MOTOR OIL & SPIRIT MERCHANTS	Jeff's Manufacturing and Trading Co. Pty. Ltd. (Agents, Atlantic Union), Hely St., Gosford	184553	1950	Road Match	104m
	INSURANCE AGENTS	Jeff's Manufacturing and Trading Co. Pty. Ltd. (Agents, Scottish Insurance), Hely St., Gosford	184439	1950	Road Match	104m
	AGRICULTURAL MACHINERY DEALERS &/OR SERVICEMEN	Jeff's Manufacturing and Trading Co. Pty. Ltd. (Mitchell-Shearer), Hely St., Gosford	184135	1950	Road Match	104m
	INSECTICIDE MANUFACTURERS	Jeff's Manufacturing and Trading Co. Pty. Ltd., Hely St., Gosford	184427	1950	Road Match	104m
	SOAP MANUFACTURERS	Jeff's Manufacturing and Trading Co. Pty. Ltd., Hely St., Gosford	184662	1950	Road Match	104m

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Dry Cleaners, Motor Garages & Service Stations

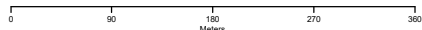
7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250



Legend

- Site Boundary
- Buffer 500m
- Property Boundary
- Business directory records mapped to a specific premise
- Business directory records mapped to a road intersection
- ▲ Business directory records mapped to a road corridor
- Business directory records mapped to a general area

Scale:



Coordinate System:
GDA 1994 MGA Zone 56

Date: 19 December 2022

Data Sources: Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018

Historical Business Directories

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250

Dry Cleaners, Motor Garages & Service Stations Premise or Road Intersection Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories, mapped to a premise or road intersection, within the dataset buffer.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS	K.T. Motors., 33 Young St., West Gosford 2250	124780	1982	Premise Match	13m	South East
2	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS	Cocks, B. Truck & Car Repairs., 2 Donnison St., West Gosford 2250	124758	1982	Premise Match	162m	South
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS	Ellis, David J. Truck & Auto Repairs., 2 Donnison St., West Gosford 2250	124764	1982	Premise Match	162m	South

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Dry Cleaners, Motor Garages & Service Stations Road or Area Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published.

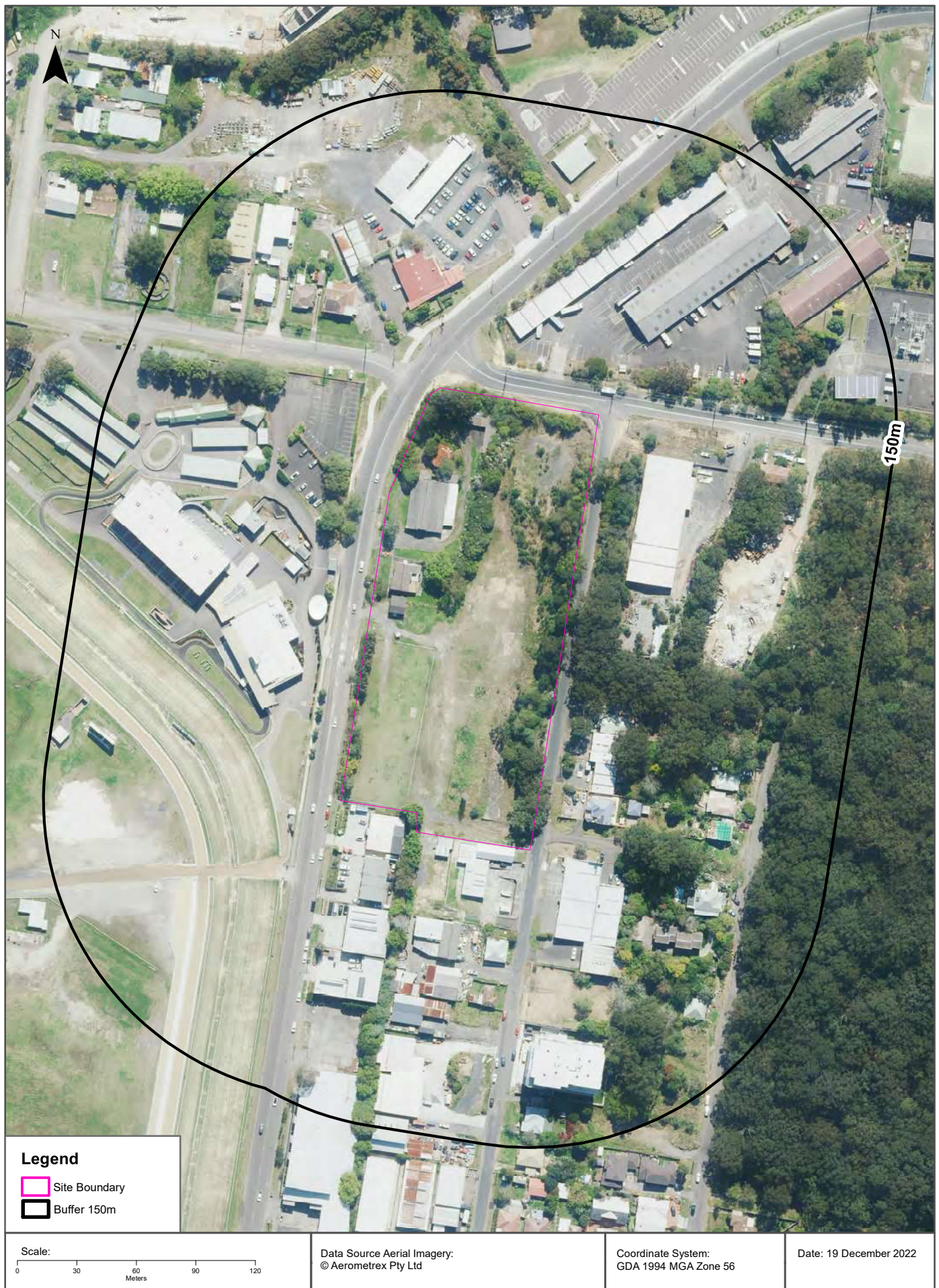
Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
3	MOTOR GARAGES &/OR ENGINEERS &/ OR SERVICE STATIONS	Compton, E. & S., Young St., West Gosford 2250	124760	1982	Road Match	0m
	MOTOR GARAGES &/OR ENGINEERS &/ OR SERVICE STATIONS	J.C. Auto Repairs., Young St., West Gosford 2250	124779	1982	Road Match	0m
4	MOTOR GARAGES &/OR ENGINEERS &/ OR SERVICE STATIONS	BP West Gosford Service Station Pacific Highway., West Gosford 2250	124750	1982	Road Match	425m
	MOTOR GARAGES &/OR ENGINEERS &/ OR SERVICE STATIONS	Esso Servicentre., Pacific Highway., West Gosford 2250	124770	1982	Road Match	425m
	MOTOR GARAGES &/OR ENGINEERS &/ OR SERVICE STATIONS	Golden Fleece Service Station., Pacific Highway., West Gosford 2250	124771	1982	Road Match	425m
	MOTOR GARAGES &/OR ENGINEERS &/ OR SERVICE STATIONS	Gosford Auto Chef., Pacific Highway., West Gosford 2250	124773	1982	Road Match	425m
	MOTOR GARAGES &/OR ENGINEERS &/ OR SERVICE STATIONS	Grawill Motors Gosford Pty. Ltd., Pacific Highway., West Gosford 2250	124776	1982	Road Match	425m
	MOTOR GARAGES &/OR ENGINEERS &/ OR SERVICE STATIONS	Lakeview Service Station., 37 Pacific Highway., West Gosford 2250	124781	1982	Road Match	425m
	MOTOR GARAGES &/OR ENGINEERS &/ OR SERVICE STATIONS	Mackenzie, K., 27 Pacific Highway., West Gosford 2250	124783	1982	Road Match	425m
	MOTOR GARAGES &/OR ENGINEERS &/ OR SERVICE STATIONS	Noble Motors., Pacific Highway., West Gosford 2250	124786	1982	Road Match	425m
	MOTOR GARAGES & ENGINEERS	Advanx Motors, Pacific Hghwy., West Gosford	538627	1970	Road Match	425m
	MOTOR SERVICE STATIONS-PETROL, OILS, Etc.	Atlantic Service Station, 1a Pacific Hghwy., West Gosford	538680	1970	Road Match	425m
	MOTOR SERVICE STATIONS-PETROL, OILS, Etc.	BP Orange Grove Service Station, Pacific Hghwy., West Gosford	538681	1970	Road Match	425m
	MOTOR GARAGES & ENGINEERS	Esso Servicenter, Pacific Hghwy., West Gosford	538637	1970	Road Match	425m
	MOTOR SERVICE STATIONS-PETROL, OILS, Etc.	Esso Servicenter, Pacific Hghwy., West Gosford	538682	1970	Road Match	425m
	MOTOR GARAGES & ENGINEERS	Golden Fleece Service Station, Pacific Hghwy., West Gosford	538639	1970	Road Match	425m
	MOTOR SERVICE STATIONS-PETROL, OILS, Etc.	Gosford Auto Chef, Pacific Hghwy., West Gosford	538686	1970	Road Match	425m
	MOTOR SERVICE STATIONS-PETROL, OILS, Etc.	Lakeview Service Station, Pacific Hghwy. West Gosford	538688	1970	Road Match	425m
	MOTOR GARAGES & ENGINEERS	Lakeview Service Station, Pacific Hghwy., West Gosford	538645	1970	Road Match	425m
	MOTOR GARAGES & ENGINEERS	Noble, S. H. Pty. Ltd., Pacific Hghwy., West Gosford	538648	1970	Road Match	425m
	MOTOR SERVICE STATIONS-PETROL, OIL, Etc.	Golden Fleece Service Station and Café, Pacific Highway., West Gosford	204082	1961	Road Match	425m

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
4	MOTOR SERVICE STATIONS-PETROL, OIL, Etc.	Gosford Auto Chef, Pacific Highway., West Gosford	204080	1961	Road Match	425m
	MOTOR SERVICE STATIONS-PETROL, OIL, Etc.	Lakeview Service Station, Pacific Highway. West, Gosford	204085	1961	Road Match	425m
	MOTOR SERVICE STATIONS-PETROL, OIL, Etc.	Orange Grove Service Station Pacific Highway West Gosford	204051	1961	Road Match	425m
	MOTOR GARAGES & ENGINEERS	Sungold Motors, Pacific Highway., Gosford	204048	1961	Road Match	425m
	MOTOR GARAGES & ENGINEERS	Sungold Motors, Pacific Highway., West Gosford	204047	1961	Road Match	425m
	MOTOR GARAGES & ENGINEERS	Snelling Motors Pty. Ltd., Pacific Highway., Gosford	184545	1950	Road Match	425m
	MOTOR GARAGES & ENGINEERS	Sungold Motors, Pacific Highway., West Gosford	184548	1950	Road Match	425m
5	MOTOR GARAGES &/OR ENGINEERS &/ OR SERVICE STATIONS	Redgate, Bill Auto Centre., Manns Rd., West Gosford 2250	124792	1982	Road Match	494m

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Aerial Imagery 2022

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250



Aerial Imagery 2016

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250



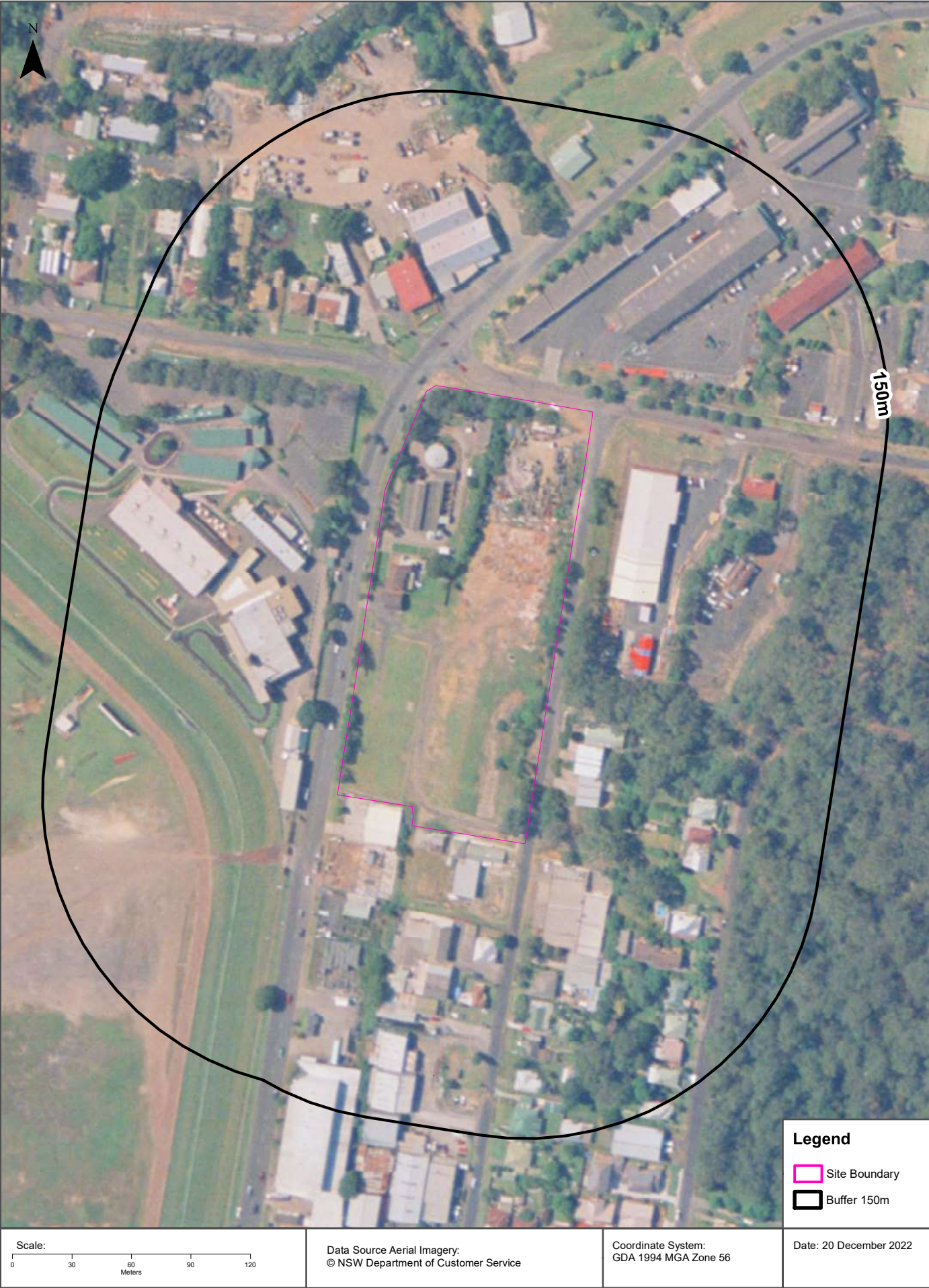
Aerial Imagery 2010

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250



Aerial Imagery 2002

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250



Aerial Imagery 1994

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250



Scale: 0 30 60 90 120 Meters	Data Source Aerial Imagery: © NSW Department of Customer Service	Coordinate System: GDA 1994 MGA Zone 56	Date: 19 December 2022
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Aerial Imagery 1991

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250



Aerial Imagery 1982

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250



Aerial Imagery 1976

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250



Scale: 0 30 60 90 120 Meters	Data Source Aerial Imagery: © NSW Department of Customer Service	Coordinate System: GDA 1994 MGA Zone 56	Date: 19 December 2022
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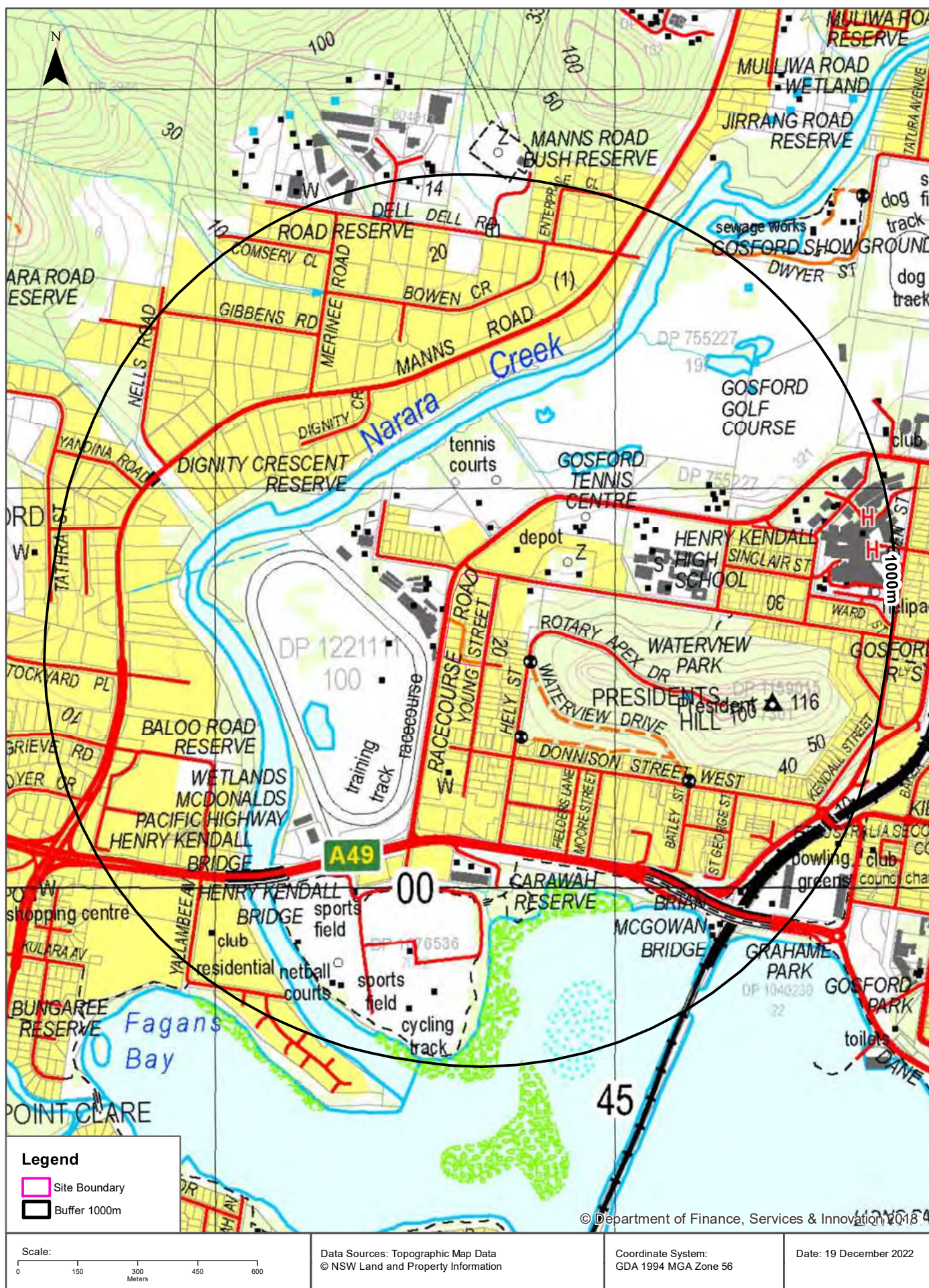
Aerial Imagery 1965

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250



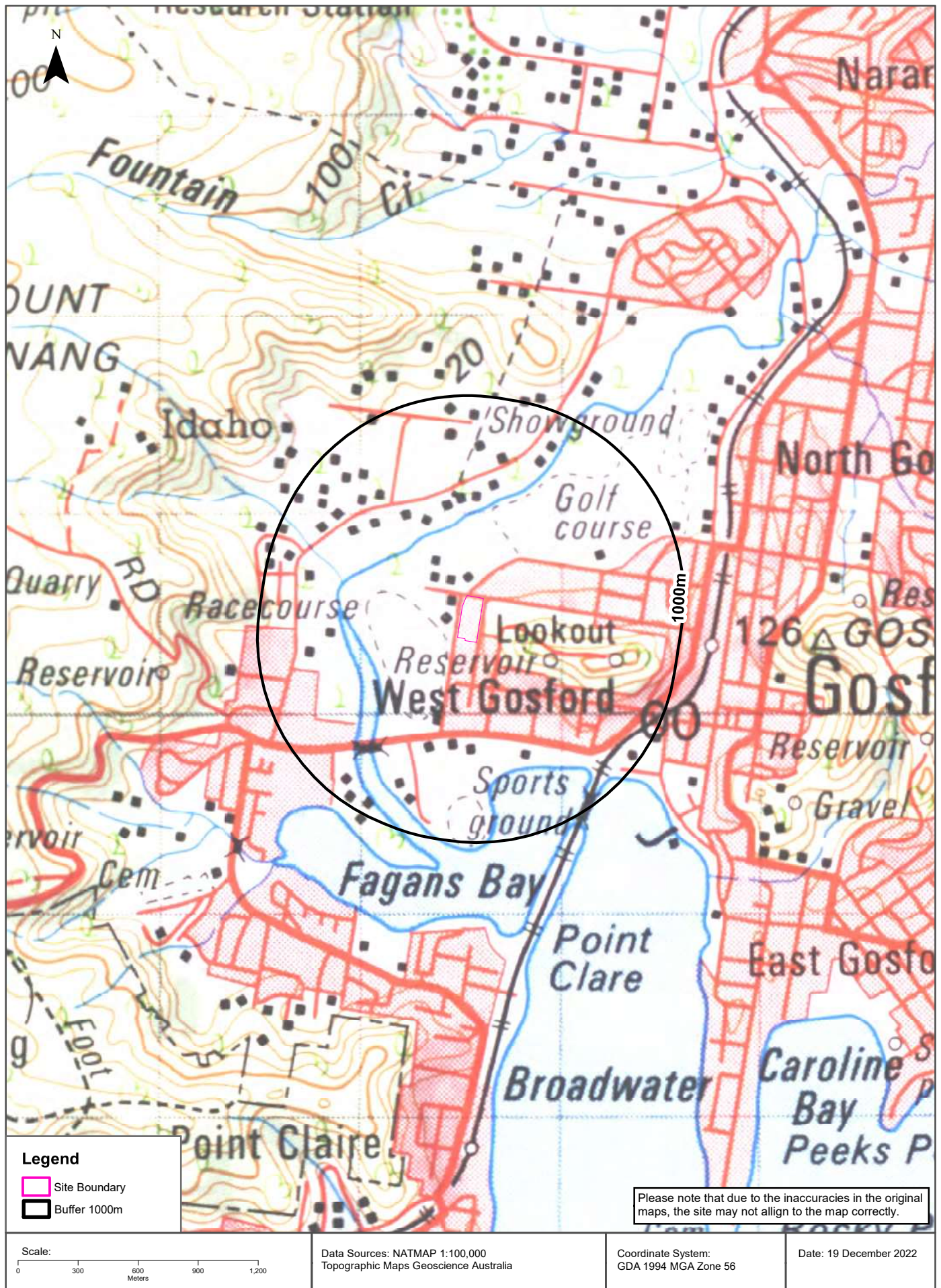
Topographic Map 2015

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250



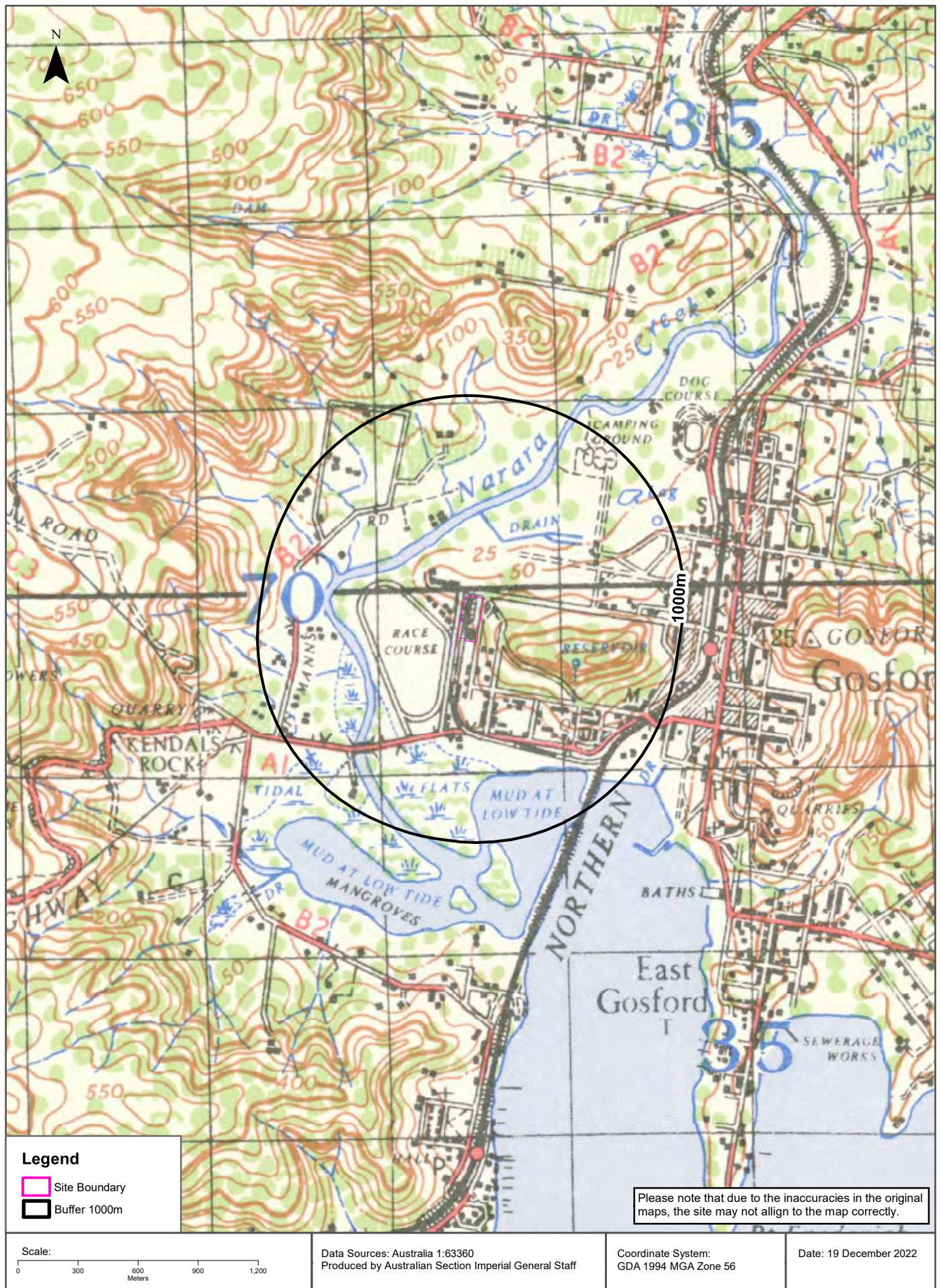
Historical Map 1975

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250



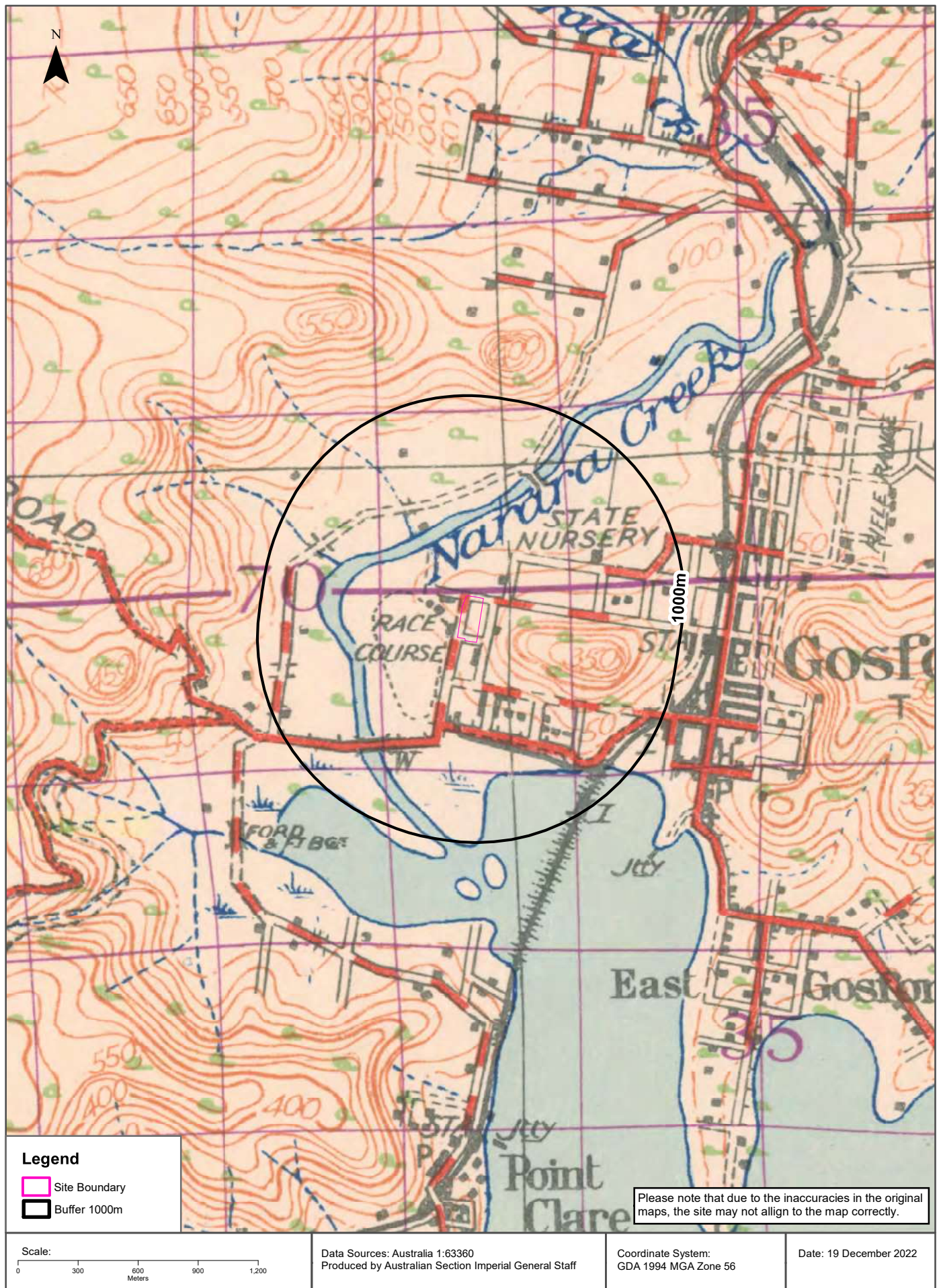
Historical Map c.1942

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250



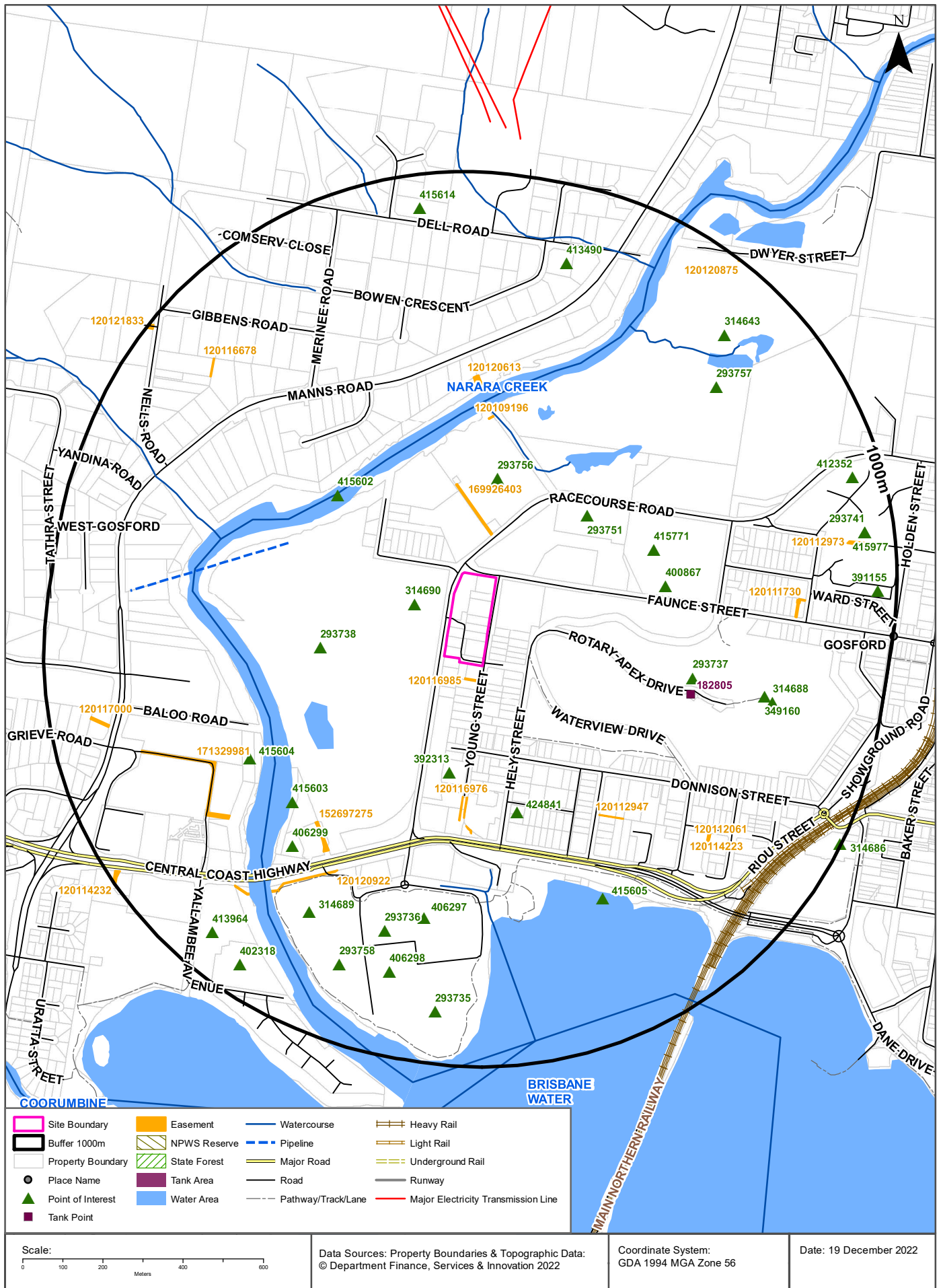
Historical Map c.1921

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250



Topographic Features

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250



Topographic Features

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250

Points of Interest

What Points of Interest exist within the dataset buffer?

Map Id	Feature Type	Label	Distance	Direction
314690	Community Facility	GOSFORD RACE CLUB	94m	West
293756	Sports Court	TENNIS COURTS	244m	North
392313	Place Of Worship	PRESBYTERIAN CHURCH	275m	South
293751	Sports Court	GOSFORD TENNIS CENTRE	275m	North East
293738	Racecourse	GOSFORD RACECOURSE	310m	West
415602	Park	DIGNITY CRESCENT RESERVE	368m	North West
424841	Park	HELY STREET PLAYGROUND	375m	South
415771	Primary School	GOSFORD PUBLIC SCHOOL	399m	East
400867	High School	HENRY KENDALL HIGH SCHOOL	423m	East
293737	Park	WATERVIEW PARK	523m	East
415603	Park	WETLANDS MCDONALDS PACIFIC HIGHWAY	526m	South West
415604	Park	BALOO ROAD RESERVE	549m	South West
406299	Child Care Centre	WEST GOSFORD EARLY EDUCATION CENTRE	607m	South West
406297	Sports Field	Sports Field	643m	South
415605	Park	CARAWAH RESERVE	652m	South East
293736	Park	GARNET ADCOCK MEMORIALPARK	695m	South
349160	Mountain Like	PRESIDENTS HILL	707m	East
314689	Sports Field	Sports Field	722m	South West
293757	Golf Course	GOSFORD GOLF COURSE	727m	North East
314688	Lookout	PRESIDENTS HILL LOOKOUT	729m	East
406298	Sports Field	Sports Field	791m	South
413490	Heavy Vehicle Check Station	Heavy Vehicle Check Station	804m	North
293758	Sports Court	NETBALL COURTS	811m	South
314643	Park	VICTORIA PARK	831m	North East
293735	Cycling Track	Cycling Track	870m	South
413964	Club	GOSFORD RSL CLUB AND GALAXY MOTEL	900m	South West
415614	Park	DELL ROAD RESERVE	916m	North
402318	Nursing Home	YALLAMBEE LODGE	923m	South West
412352	Community Medical Centre	GOSFORD HOSPITAL COMMUNITY HEALTH SERVICES	924m	East
415977	General Hospital	CENTRAL COAST TRANSITIONAL CARE FACILITY	926m	East
293741	General Hospital	GOSFORD HOSPITAL	926m	East

Map Id	Feature Type	Label	Distance	Direction
391155	Helipad	Helipad	953m	East
314686	Community Facility	GOSFORD CITY BOWLING CLUB	996m	South East

Topographic Data Source: © Land and Property Information (2015)

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Topographic Features

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250

Tanks (Areas)

What are the Tank Areas located within the dataset buffer?

Note. The large majority of tank features provided by LPI are derived from aerial imagery & are therefore primarily above ground tanks.

Map Id	Tank Type	Status	Name	Feature Currency	Distance	Direction
N/A	No records in buffer					

Tanks (Points)

What are the Tank Points located within the dataset buffer?

Note. The large majority of tank features provided by LPI are derived from aerial imagery & are therefore primarily above ground tanks.

Map Id	Tank Type	Status	Name	Feature Currency	Distance	Direction
182805	Water	Operational		21/07/2018	525m	East

Tanks Data Source: © Land and Property Information (2015)

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Major Easements

What Major Easements exist within the dataset buffer?

Note. Easements provided by LPI are not at the detail of local governments. They are limited to major easements such as Right of Carriageway, Electrical Lines (66kVa etc.), Easement to drain water & Significant subterranean pipelines (gas, water etc.).

Map Id	Easement Class	Easement Type	Easement Width	Distance	Direction
120116985	Primary	Undefined		37m	South
169926403	Primary	Right of way	4 M	103m	North
120116976	Primary	Undefined		330m	South
120109196	Primary	Undefined		388m	North
120120613	Primary	Undefined		457m	North
120112947	Primary	Undefined		472m	South East
152697275	Primary	Right of way	6.29m and VAR	519m	South West
120120922	Primary	Undefined		598m	South West
171329981	Primary	Right of way		629m	South West
120114223	Primary	Undefined		701m	South East
120112061	Primary	Undefined		705m	South East
120111730	Primary	Undefined		752m	East
120116678	Primary	Undefined		797m	North West
120117000	Primary	Undefined		854m	West

Map Id	Easement Class	Easement Type	Easement Width	Distance	Direction
120112973	Primary	Undefined		879m	East
120114232	Primary	Undefined		971m	South West
120121833	Primary	Undefined		984m	North West
120120875	Primary	Undefined		996m	North East

Easements Data Source: © Land and Property Information (2015)

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Topographic Features

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250

State Forest

What State Forest exist within the dataset buffer?

State Forest Number	State Forest Name	Distance	Direction
N/A	No records in buffer		

State Forest Data Source: © NSW Department of Finance, Services & Innovation (2018)

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National Parks and Wildlife Service Reserves

What NPWS Reserves exist within the dataset buffer?

Reserve Number	Reserve Type	Reserve Name	Gazetted Date	Distance	Direction
N/A	No records in buffer				

NPWS Data Source: © NSW Department of Finance, Services & Innovation (2018)

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Elevation Contours (m AHD)

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250



Hydrogeology & Groundwater

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250

Hydrogeology

Description of aquifers within the dataset buffer:

Description	Distance	Direction
Porous, extensive aquifers of low to moderate productivity	0m	On-site

Hydrogeology Map of Australia : Commonwealth of Australia (Geoscience Australia)

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Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018

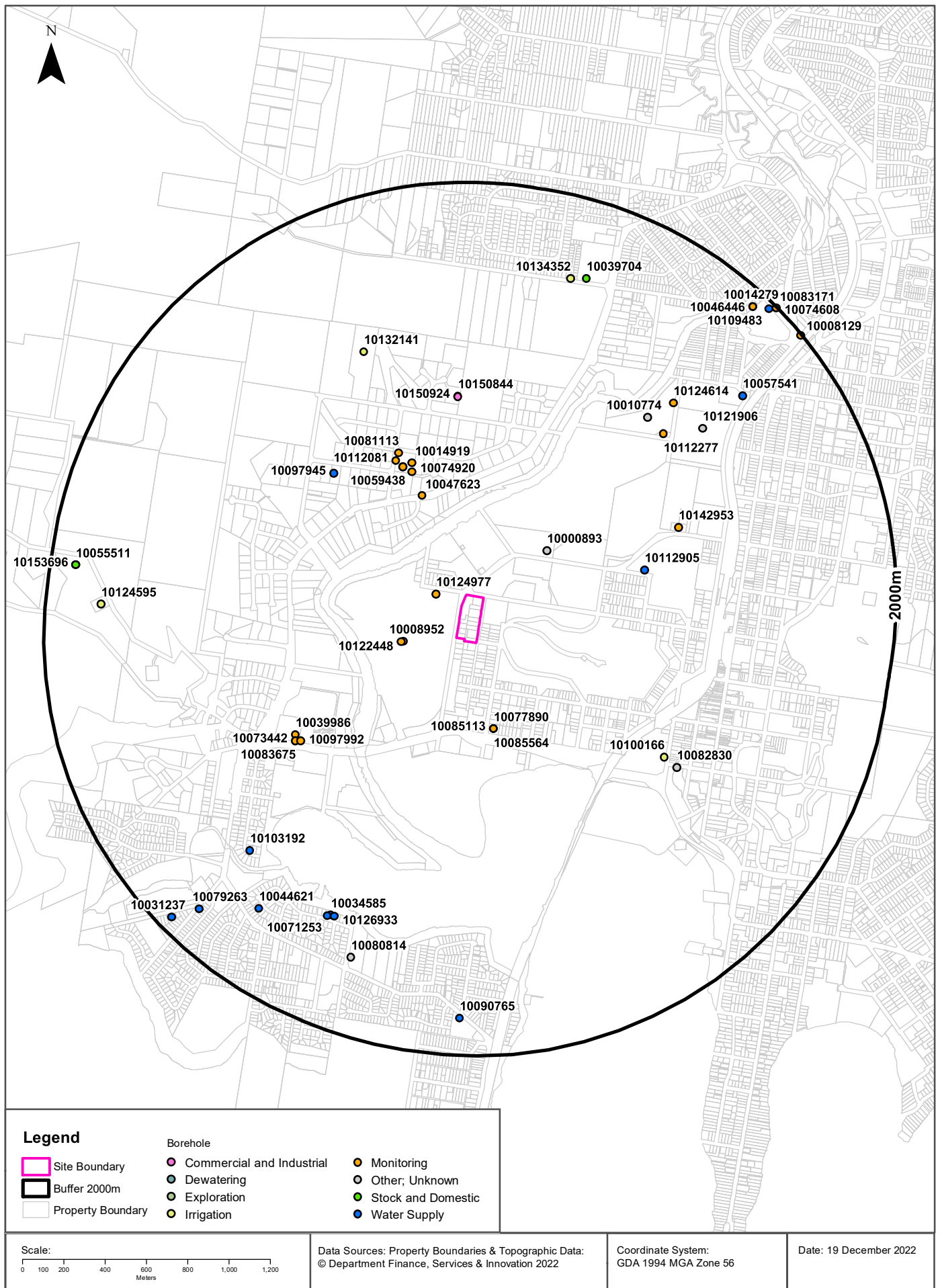
Temporary water restrictions relating to the Botany Sands aquifer within the dataset buffer:

Prohibition Area No.	Prohibition	Distance	Direction
N/A	No records in buffer		

Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018 Data Source : NSW Department of Primary Industries

Groundwater Boreholes

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250



Hydrogeology & Groundwater

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250

Groundwater Boreholes

Boreholes within the dataset buffer:

NGIS Bore ID	NSW Bore ID	Bore Type	Status	Drill Date	Bore Depth (m)	Reference Elevation	Height Datum	Salinity (mg/L)	Yield (L/s)	SWL (mbgl)	Distance	Direction
10124977	GW104667	Monitoring	Functioning	03/01/2003	42.50		AHD	398	4.000	12.60	136m	North West
10008952	GW100229	Other	Functioning	24/01/1993	39.00		AHD	1500	4.800		257m	West
10122448	GW100174	Monitoring	Proposed	04/11/1992	60.00		AHD	3500	3.100		268m	West
10000893	GW072796	Other	Functioning	21/01/1995	90.00		AHD	Good	0.804	9.00	383m	North East
10077890	GW200839	Monitoring	Functional	12/05/2010	7.50		AHD			3.00	425m	South
10085113	GW200838	Monitoring	Functional	12/05/2010	7.50		AHD			3.00	425m	South
10085564	GW200840	Monitoring	Functional	24/05/2010	8.00		AHD			3.00	425m	South
10047623	GW202234	Monitoring	Functional	07/03/2006	5.10		AHD			1.50	526m	North
10074920	GW107069	Monitoring	Unknown	11/10/2004	4.00		AHD			1.52	650m	North
10014919	GW107070	Monitoring	Unknown	11/10/2004	5.00		AHD			1.48	692m	North
10059438	GW107072	Monitoring	Unknown	11/10/2004	2.50		AHD			1.22	692m	North West
10076935	GW107071	Monitoring	Unknown	11/10/2004	5.00		AHD			1.24	692m	North West
10112081	GW202233	Monitoring	Functional	07/03/2006	5.20		AHD			1.00	733m	North West
10081113	GW107073	Monitoring	Unknown	12/10/2004	4.20		AHD			1.12	762m	North West
10112905	GW053790	Water Supply	Unknown	01/01/1980	42.70		AHD				793m	East
10097945	GW028457	Water Supply	Unknown		3.60		AHD	0-500 ppm			871m	North West
10097992	GW101285	Monitoring	Functional	17/04/1996	5.00		AHD			0.70	904m	South West
10039986	GW101286	Monitoring	Abandoned	17/04/1996	3.80		AHD			0.37	910m	South West
10073442	GW101284	Monitoring	Functional	17/04/1996	5.00		AHD			0.70	926m	South West
10083675	GW101287	Monitoring	Abandoned	17/04/1996	3.80		AHD			0.85	926m	South West
10150924	GW204856	Commercial and Industrial	Functioning	15/04/2020	58.00		AHD				961m	North
10150844	GW204855	Commercial and Industrial	Non-functional	15/04/2020	58.00		AHD				962m	North
10142953	GW100343	Monitoring	Functioning	15/03/1993	73.00		AHD	2800	9.000	5.50	1005m	North East
10100166	GW201679	Irrigation	Functioning	20/09/2004	102.00		AHD				1067m	South East
10082830	GW201893	Other	Functional	08/08/2004	78.00		AHD		1.500		1144m	South East
10112277	GW201179	Monitoring	Functional	12/03/2007	16.20		AHD			3.05	1180m	North East
10010774	GW065029	Other	Unknown	22/12/1989	62.00		AHD	Fresh			1182m	North East
10132141	GW047184	Irrigation	Unknown	01/09/1978	65.00		AHD	Good			1278m	North
10124614	GW201689	Monitoring	Functional	22/11/2007	62.00		AHD	600	4.000	3.60	1317m	North East

NGIS Bore ID	NSW Bore ID	Bore Type	Status	Drill Date	Bore Depth (m)	Reference Elevation	Height Datum	Salinity (mg/L)	Yield (L/s)	SWL (mbgl)	Distance	Direction
10121906	GW105399	Other	Unknown	14/08/2003	48.50		AHD	660	2.500	6.60	1342m	North East
10103192	GW202194	Water Supply	Functioning	14/02/2007	28.50		AHD	good	1.000	1.50	1437m	South West
10126933	GW202156	Water Supply	Functioning	15/11/2007	9.00		AHD	200	0.100	4.80	1474m	South West
10034585	GW201421	Water Supply	Functioning	12/04/2011	5.00		AHD		1.000	2.00	1475m	South West
10071253	GW202091	Water Supply	Functioning	08/01/2007	6.00		AHD		1.000	3.00	1485m	South West
10057541	GW201677	Water Supply	Functioning	28/06/2006	205.00		AHD		8.000	7.00	1592m	North East
10134352	GW042838	Irrigation	Unknown	01/08/1975	29.00		AHD	501-1000 ppm			1602m	North
10044621	GW202097	Water Supply	Functioning	12/01/2007	6.00		AHD		1.000	3.00	1623m	South West
10039704	GW014431	Stock and Domestic	Unknown	01/03/1960	24.30		AHD				1626m	North
10080814	GW201053	Other	Functioning	06/11/2004	62.00		AHD		2.000	4.00	1627m	South
10124595	GW051977	Irrigation	Unknown	01/11/1980	40.00		AHD	0-500 ppm			1728m	West
10079263	GW073449	Water Supply	Unknown	01/01/1978	6.00		AHD				1811m	South West
10090765	GW051157	Water Supply	Unknown	01/10/1980	61.00		AHD	501-1000 ppm			1819m	South
10055511	GW203982	Stock and Domestic	Functioning	23/09/2014	210.00		AHD				1876m	West
10153696	GW203773	Water Supply	Functioning	23/09/2014	210.00		AHD				1876m	West
10014279	GW201889	Monitoring	Functional	22/02/2006	150.00		AHD			4.00	1922m	North East
10046446	GW201889	Monitoring	Functional	22/02/2006	150.00		AHD			4.00	1922m	North East
10109483	GW201889	Monitoring	Functional	22/02/2006	150.00		AHD			4.00	1922m	North East
10031237	GW102950	Water Supply	Unknown	01/01/1946	70.00		AHD		1.500		1933m	South West
10013094	GW201688	Water Supply	Functioning	16/04/2005	160.00		AHD				1966m	North East
10008129	GW201054	Monitoring	Functional	26/10/2007	10.50		AHD			1.50	1993m	North East
10074608	GW201888	Monitoring	Functional	16/02/2006	42.00		AHD				1995m	North East
10083171	GW201888	Monitoring	Functional	16/02/2006	42.00		AHD				1995m	North East

Borehole Data Source: Bureau of Meteorology; Water NSW. Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

Hydrogeology & Groundwater

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250

Driller's Logs

Drill log data relevant to the boreholes within the dataset buffer:

NGIS Bore ID	Drillers Log	Distance	Direction
10124977	0.00m-0.20m BITUMEN 0.20m-8.00m SANDSTONE L/BROWN 8.00m-17.30m SANDSTONE/CLAYSTONE 17.30m-18.50m SANDSTONE FRACTURED 18.50m-20.00m SANDSTONE/IRONSTONE FRACTURED 20.00m-20.50m IRONSTONE 20.50m-22.00m SANDSTONE L/BROWN 22.00m-23.50m CLAYSTONE 23.50m-27.50m SANDSTONE/IRONSTONE 27.50m-29.70m CLAYSTONE 29.70m-32.50m SANDSTONE L/BROWN 32.50m-33.00m SANDSTONE/QUARTZ 33.00m-34.50m CLAYSTONE/SHALE 34.50m-36.00m SILTSTONE SOFT 36.00m-37.30m CLAY L/BROWN/STIFF 37.30m-38.50m SILTSTONE L/GREY 38.50m-42.20m SHALE RED 42.20m-42.50m SILTSTONE	136m	North West
10008952	0.00m-8.00m WHITE SANDSTONE 8.00m-20.00m GREY SANDSTONE 20.00m-29.00m BROWN WEATHERED SANDSTONE 29.00m-33.00m GREY SANDSTONE 33.00m-39.00m GREY SILTSTONE	257m	West
10122448	0.00m-1.00m SANDY BLACK LOAM 1.00m-3.00m GREY CLAY 3.00m-4.00m SILTY GREY SAND 4.00m-8.00m SANDY GREY CLAY 8.00m-9.00m WHITE SILTY SAND 9.00m-12.00m SANDY GREY CLAY 12.00m-18.00m GREY CLAY 18.00m-21.00m BROWN WEATHERED SANDSTONE 21.00m-22.00m FRACTURED GREY SANDSTONE 22.00m-35.00m GREY SANDSTONE 35.00m-36.00m FRACTURED SANDSTONE 36.00m-56.00m GREY SILTSTONE 56.00m-57.00m SOFT GREY SHALE 57.00m-60.00m GREY SANDSTONE	268m	West
10000893	0.00m-5.00m 5.00m-17.00m Clay-sandstone 17.00m-90.00m	383m	North East
10077890	0.00m-1.50m Fill 1.50m-3.00m Sandstone, light yellow, weathered 3.00m-6.00m Sandstone, fractured, yellow, grey lense 6.00m-7.50m Sandstone, grey, black lense	425m	South
10085113	0.00m-1.50m Fill 1.50m-3.00m Sandstone, light yellow, weathered 3.00m-6.00m Sandstone, fractured, yellow, grey lense 6.00m-7.50m Sandstone, grey, black lense	425m	South
10085564	0.00m-1.50m Fill 1.50m-3.00m Sandstone, light yellow, weathered 3.00m-6.00m Sandstone, fractured, yellow, grey lense 6.00m-8.00m Sandstone, grey, black lense	425m	South
10047623	0.00m-0.80m Fill; Gravelly Sand, road-base material, medium grained, red/brown, angular gravels up to 100mm diameter, loose, moist 0.80m-1.50m Fill; Gravelly Sandy Clay; moderate plasticity, grey, angular gravels, medium grained sand, moist 1.50m-2.80m Clayey Sand; fine to medium grained, grey, low plasticity clay, moist, well graded, moist 2.80m-3.50m Peat; Clay; low to moderate plasticity, black/grey, moist/wet 3.50m-5.10m Clay; low plasticity, dark grey, loose, wet	526m	North
10074920	0.00m-1.20m FILL, SANDY CLAY 1.20m-2.10m FILL,CLAY 2.10m-3.70m PEAT, SANDY CLAY 3.70m-4.00m SAND	650m	North
10014919	0.00m-2.00m FILL,SANDY CLAY 2.00m-3.00m PEAT,SANDY CLAY 3.00m-4.00m SAND 4.00m-5.00m SANDY CLAY	692m	North

NGIS Bore ID	Drillers Log	Distance	Direction
10059438	0.00m-2.50m FILL.,SANDY CLAY	692m	North West
10076935	0.00m-2.00m FILL,CLAYEY SAND 2.00m-2.30m SANDY CLAY 2.30m-2.80m PEAT,SANDY CLAY 2.80m-5.00m SAND	692m	North West
10112081	0.00m-0.25m Fill; Asphalt, angular gravels, loose, wet 0.25m-0.50m Fill; Sandy Clay; low to moderate plasticity, medium grained sands with subangular gravels 0.50m-2.40m Sandy Clay, moderate to high plasticity, grey with red mottling, fine grained sands, some gravels, moist 2.40m-3.00m Peat; Sandy Clay, low to moderate plasticity, black/dark grey, moist 3.00m-4.00m Sandy Clay; low plasticity, grey, medium grained sand 4.00m-5.00m Clay; high plasticity, stiff, fine grained sand 5.00m-5.20m Sand; fine to medium grained, grey, some clay	733m	North West
10081113	0.00m-2.10m FILL,SANDY CLAY 2.10m-2.80m PEAT,SANDY CLAY 2.80m-3.50m SAND 3.50m-4.20m CLAY	762m	North West
10097945	0.00m-1.82m Loam Black Sandy 1.82m-2.74m Sand White 2.74m-3.65m Sand Clay Interlayere 2.74m-3.65m Gravel Bands	871m	North West
10097992	0.00m-0.50m sandy clay (fill) 0.50m-2.00m Sandy clay 2.00m-5.00m silty to clayey sand	904m	South West
10039986	0.00m-0.50m Fill - roadbase & sand 0.50m-1.50m sandy clay 1.50m-3.80m clayey sand 3.80m-4.00m clay	910m	South West
10073442	0.00m-1.10m Silty, black sand 1.10m-2.50m silty, grey sand 2.50m-5.00m grey, clayey, sand	926m	South West
10083675	0.00m-1.00m Fill - sand with clay 1.00m-1.90m silty sand 1.90m-3.80m clayey sand 3.80m-4.20m clay	926m	South West
10142953	0.00m-9.00m TOPSOIL & SAND (WB) 9.00m-18.50m RED CLAY 18.50m-29.00m SAND (WB) 29.00m-30.00m GRAVEL (WB) 30.00m-45.00m GREY SANDSTONE (MEDIUM GRAIN) 45.00m-47.00m GREY SANDSTONE, CLAY (MEDIUM GRAIN) 47.00m-52.00m GREY SANDSTONE (FINE GRAIN) 52.00m-54.00m GREY SANDSTONE (MEDIUM GRAIN) & BED SHALE 54.00m-55.00m CLAY BAND 55.00m-61.00m GREY SANDSTONE (MEDIUM GRAIN) 61.00m-62.00m GREY SANDSTONE (MEDIUM GRAIN) & BED SHALE 62.00m-72.50m GREY SANDSTONE (MEDIUM GRAIN) W.B. 72.50m-73.00m GREY SANDSTONE (MEDIUM GRAIN) & BED SHALE	1005m	North East
10100166	0.00m-6.00m Sand, medium, golden 6.00m-13.00m Clay, grey 13.00m-16.00m Sand, fine, grey, with clay 16.00m-24.00m Sand, medium-fine, grey, with dirty water & clay 24.00m-25.00m Gravel & Sand, harder 25.00m-30.00m Shale, grey 30.00m-35.00m Sandstone, with some Shale bands, highly fractured 35.00m-57.00m Shale 57.00m-65.00m Sandstone 65.00m-65.00m Shale 65.00m-75.50m Sandstone, grey 75.50m-102.00m Shale	1067m	South East
10082830	0.00m-3.00m Sandy Clay, with wood & gravel 3.00m-5.00m Clay, marine, grey 5.00m-11.00m Sand, grey, with clay 11.00m-12.00m Sandstone, weathered layer 12.00m-14.00m Sandy Clay 14.00m-16.00m Sandstone, weathered 16.00m-20.00m Clay; pink & red 20.00m-27.00m Shale, grey 27.00m-30.00m Sandstone, white 30.00m-34.00m Shale 34.00m-35.00m Sandstone 35.00m-44.00m Shale, grey red 44.00m-46.00m Sandstone 46.00m-60.00m Shale & Sandstone layers 60.00m-78.00m Shale, solid, grey Sandstone layers	1144m	South East
10112277	0.00m-2.50m FILL,SOIL,CLAY,GRAVEL 2.50m-3.50m SANDY CLAY 3.50m-13.50m SAND SILTY WET,GREY 13.50m-16.20m SAND,YELLOW BROWN	1180m	North East

NGIS Bore ID	Drillers Log	Distance	Direction
10132141	0.00m-24.00m Clay Soft 24.00m-57.00m Sandstone Water Supply 57.00m-65.00m Shale	1278m	North
10124614	0.00m-1.00m Fill 1.00m-15.00m Sand, grey, fine to medium 15.00m-16.00m Sand, yellow, medium 16.00m-17.00m Clay, white-cream 17.00m-20.00m Sandstone, strongly weathered, grey 20.00m-23.00m Claystone, white to light grey 23.00m-26.00m Sandstone, cream to yellow 26.00m-33.00m Shale & Siltstone, in part iron rich 33.00m-36.00m Shale, light grey 36.00m-41.00m Shale, grey 41.00m-62.00m Shale, grey, & Sandstone interbedded	1317m	North East
10121906	0.00m-4.00m CLAY 4.00m-15.00m SAND/SILT/CLAY/SANDSTONE BANDS/ROCKS 15.00m-25.00m SANDSTONE GREY SOFT 25.00m-27.00m CLAYSTONE FRACTURED 27.00m-29.00m SANDSTONE GREY SOFT 29.00m-35.50m SILTSTONE SOFT 35.50m-37.00m SANDSTONE GREY 37.00m-37.30m CLAY 37.30m-40.00m SANDSTONE GREY 40.00m-40.20m CLAY 40.20m-44.10m SILTSTONE SOFT 44.10m-44.20m DOLERITE 44.20m-44.40m DOLERITE FRACTURED 44.40m-45.00m DOLERITE V/FINE GRAIN/HARD/CREAM 45.00m-48.50m SANDSTONE GREY	1342m	North East
10103192	0.00m-0.50m Sandy Clay 0.50m-8.00m Clay, with sand & shells 8.00m-22.00m Clay, sticky, grey with red bands 22.00m-28.00m Clay, grey with bands of grit & sands 28.00m-28.50m Rock, hard	1437m	South West
10126933	0.00m-1.00m Sand, grey black 1.00m-3.00m Clay, orange cream 3.00m-6.00m Clay, orange, with white sand mix 6.00m-8.00m Sand, light grey 8.00m-9.00m Clay, white	1474m	South West
10034585	0.00m-1.00m Fill (Clay) 1.00m-5.00m Sand & grey Clay	1475m	South West
10071253	0.00m-1.00m Topsoil/Sand 1.00m-2.50m Mud, sandy 2.50m-5.00m Sand, shell, mud 5.00m-6.00m Sand	1485m	South West
10057541	0.00m-5.00m Clay, red 5.00m-12.00m Sandy Clay 12.00m-24.00m Clay, wet 24.00m-57.00m Shale, grey 57.00m-67.00m Sandstone, shale bands 67.00m-118.00m Shale 118.00m-140.00m Sandstone/Shale/Siltstone 140.00m-150.00m Sandstone, fine 150.00m-205.00m Sandstone, minor fractures	1592m	North East
10134352	0.00m-0.24m Soil 0.24m-3.35m Clay 3.35m-9.14m Sand Wet Clay 9.14m-12.50m Clay 12.50m-22.86m Sandstone Water Supply 22.86m-28.96m Shale	1602m	North
10044621	0.00m-1.00m Topsoil 1.00m-3.00m Sandy Clay, grey 3.00m-3.50m Clay, grey 3.50m-6.00m Sand	1623m	South West
10080814	0.00m-16.00m Clay 16.00m-72.00m Sandy Shale, grey	1627m	South
10124595	0.00m-0.30m Soil Sandy 0.30m-27.70m Sandstone Yellow 27.70m-27.90m Sandstone Yellow Coarse Open Water Supply 27.90m-32.00m Sandstone Yellow 32.00m-40.00m Sandstone Grey	1728m	West
10090765	0.00m-1.00m Soil 1.00m-13.00m Clay 13.00m-27.00m Sandstone 27.00m-35.00m Shale 35.00m-61.00m Sandstone Water Supply	1819m	South

NGIS Bore ID	Drillers Log	Distance	Direction
10014279	0.00m-3.00m Clay, & organics, grey 3.00m-12.00m Clay, & fine Sand, grey, wet 12.00m-15.00m Sandstone & organics 15.00m-20.00m Sandstone/Shale, soft 20.00m-147.00m Shale, with minor soft sand bands, clay/grey 147.00m-150.00m Sandstone	1922m	North East
10046446	0.00m-3.00m Clay, & organics, grey 3.00m-12.00m Clay, & fine Sand, grey, wet 12.00m-15.00m Sandstone & organics 15.00m-20.00m Sandstone/Shale, soft 20.00m-147.00m Shale, with minor soft sand bands, clay/grey 147.00m-150.00m Sandstone	1922m	North East
10109483	0.00m-3.00m Clay, & organics, grey 3.00m-12.00m Clay, & fine Sand, grey, wet 12.00m-15.00m Sandstone & organics 15.00m-20.00m Sandstone/Shale, soft 20.00m-147.00m Shale, with minor soft sand bands, clay/grey 147.00m-150.00m Sandstone	1922m	North East
10013094	0.00m-11.00m Topsoil, sandy, grey brown 11.00m-18.00m Siltstone, weathered, pink to orange 18.00m-21.00m Sandstone, red 21.00m-24.00m Sandstone, grey, with clay layers 24.00m-45.00m Shale, grey 45.00m-50.00m Sandstone, grey 50.00m-72.00m Shale, grey 72.00m-105.00m Sandstone, grey 105.00m-108.00m Shale, orange grey 108.00m-128.00m Shale, dark grey 128.00m-132.00m Shale, pinkish grey 132.00m-146.00m Shale, grey 146.00m-155.00m Sandstone, coarse grained 155.00m-159.00m Shale, grey, reddish brown 159.00m-160.00m Shale, greenish grey	1966m	North East
10008129	0.00m-0.10m Fill: Ashphalt 0.10m-0.25m Fill: Road Base 0.25m-0.45m Fill: Concrete Slab 0.45m-1.80m Clay, brown 1.80m-2.00m Sand, dry, brown 2.00m-8.50m Sand, wet, grey 8.50m-10.50m Sand, bands of & hard Clay	1993m	North East
10074608	0.00m-3.00m Clay, brown/black 3.00m-5.00m Clay, dark brown, Sand & Silt 5.00m-9.00m Clay/Sand, brown 9.00m-11.00m Sand/Gravel, coarse, angular 11.00m-16.00m Sandy Clay; grey 16.00m-17.00m Sand, black, organics & coarse angular 17.00m-23.00m Sandy Clay; grey 23.00m-27.00m Rock/Shale, grey, with organics 27.00m-42.00m Clay, grey/Shale	1995m	North East
10083171	0.00m-3.00m Clay, brown/black 3.00m-5.00m Clay, dark brown, Sand & Silt 5.00m-9.00m Clay/Sand, brown 9.00m-11.00m Sand/Gravel, coarse, angular 11.00m-16.00m Sandy Clay; grey 16.00m-17.00m Sand, black, organics & coarse angular 17.00m-23.00m Sandy Clay; grey 23.00m-27.00m Rock/Shale, grey, with organics 27.00m-42.00m Clay, grey/Shale	1995m	North East

Drill Log Data Source: Bureau of Meteorology; Water NSW. Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>



Geological Units

What are the Geological Units within the dataset buffer?

Unit Code	Unit Name	Description	Unit Stratigraphy	Age	Dominant Lithology	Distance
Tngb	Burralow Formation	Fine-grained, micaceous, quartz- to quartz-lithic sandstone; interbedded with siltstone, grey shale and red-brown claystone.	/Narrabeen Group/Gosford Subgroup/Burralow Formation//	Early Triassic (base) to Middle Triassic (top)	Sandstone	0m
Q_h	Anthropogenic deposits	Anthropocene deposits varying from large man-made clasts (concrete blocks to building demolition rubble) to quarried natural boulders, with interstitial sand-sized to clay matrix.	/Anthropogenic deposits///	Quaternary (base) to Now (top)	Anthropogenic material	9m
QH_af	Alluvial floodplain deposits	Silt, very fine- to medium-grained lithic to quartz-rich sand, clay.	/Alluvium//Alluvial floodplain deposits//	Holocene (base) to Now (top)	Clastic sediment	202m
QH_es	Estuarine swamp	Organic-rich mud, peat, clay, silt, very fine- to fine-grained sand (marine-deposited), fine- to medium-grained sand (fluvially deposited).	/Estuarine deposits//Estuarine swamp//	Holocene (base) to Now (top)	Organic rich sediment	297m
Q_acw	Alluvial channel deposits - subaqueous	Fluvially deposited sand, gravel, silt, clay.	/Alluvium//Alluvial channel deposits//Alluvial channel deposits-subaqueous/	Quaternary (base) to Now (top)	Clastic sediment	316m
QH_edw	Estuarine fluvial delta front (subaqueous)	Very fine- to fine-grained (sporadically medium-grained) lithic-quartz sand (fluvially-deposited), silt, clay, shell material.	/Estuarine deposits//Estuarine fluvial delta front/Estuarine fluvial delta front (subaqueous)/	Holocene (base) to Now (top)	Clastic sediment	657m
QH_ebw	Estuarine basin and bay (subaqueous)	Clay, silt, shell, very fine- to fine-grained lithic-quartz (\pm carbonate) sand (fluvially-and/or marine-deposited).	/Estuarine deposits//Estuarine basin and bay/Estuarine basin and bay (subaqueous)/	Holocene (base) to Now (top)	Clastic sediment	796m
Q_av	Alluvial valley deposits	Silt, clay, (fluvially deposited) lithic to quartz-lithic sand, gravel.	/Alluvium//Alluvial valley deposits//	Quaternary (base) to Now (top)	Clastic sediment	810m

Linear Geological Structures

What are the Dyke, Sill, Fracture, Lineament and Vein trendlines within the dataset buffer?

Map ID	Feature Description	Map Sheet Name	Distance
227710	Lineament, approximate, airphoto interpreted.	Gosford-Lake Macquarie 1:100,000 Geological Sheet	274m
227711	Lineament, approximate, airphoto interpreted.	Gosford-Lake Macquarie 1:100,000 Geological Sheet	658m

What are the Faults, Shear zones or Schist zones, Intrusive boundaries & Marker beds within the dataset buffer?

Map ID	Boundary Type	Description	Map Sheet Name	Distance
No Features				

Geological Data Source: Statewide Seamless Geology v2.1, Department of Regional NSW

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Naturally Occurring Asbestos Potential

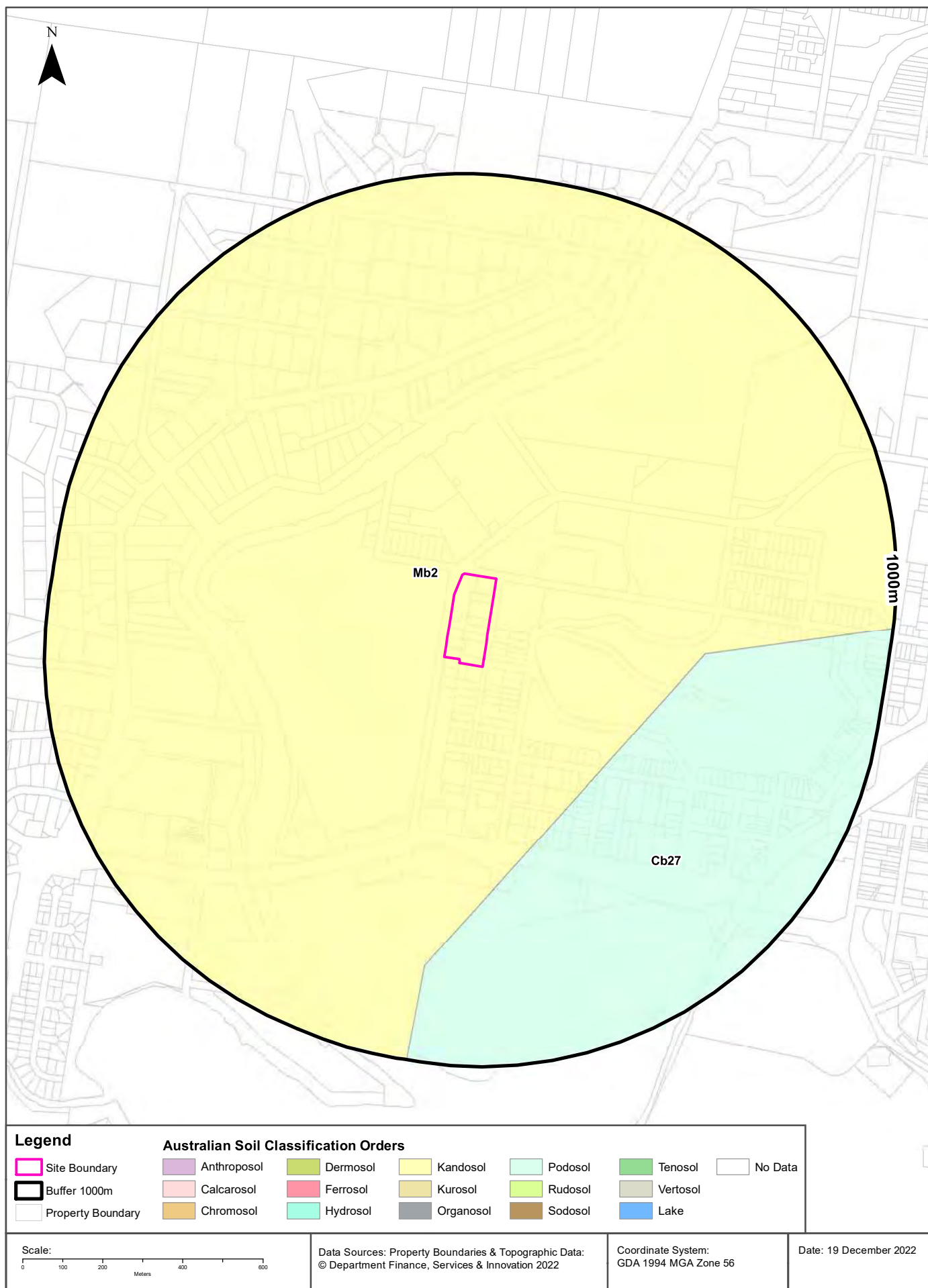
7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250

Naturally Occurring Asbestos Potential

Naturally Occurring Asbestos Potential within the dataset buffer:

Potential	Sym	Strat Name	Group	Formation	Scale	Min Age	Max Age	Rock Type	Dom Lith	Description	Dist	Dir
No records in buffer												

Naturally Occurring Asbestos Potential Data Source: © State of New South Wales through NSW Department of Industry, Resources & Energy



Soils

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250

Atlas of Australian Soils

Soil mapping units and Australian Soil Classification orders within the dataset buffer:

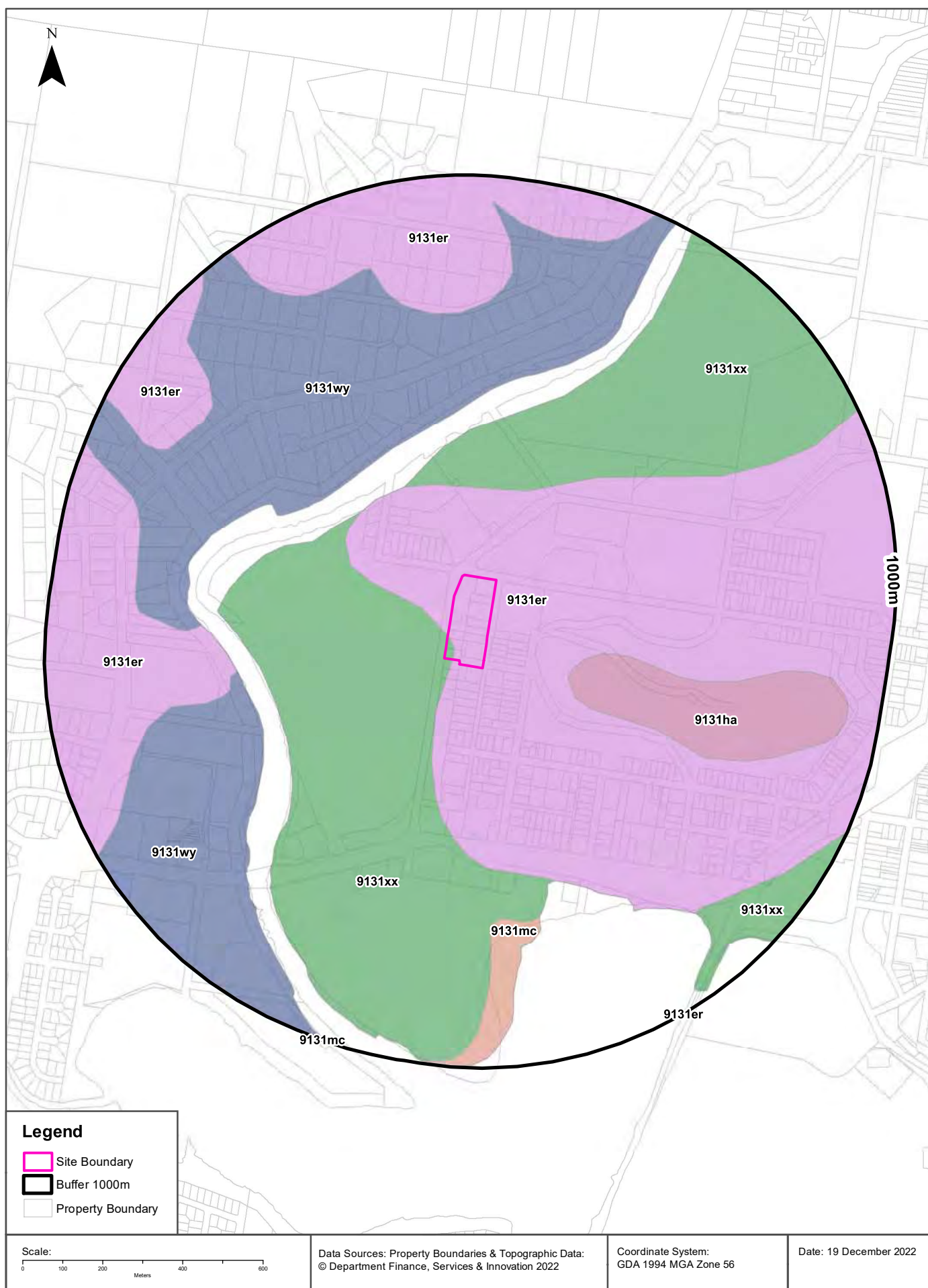
Map Unit Code	Soil Order	Map Unit Description	Distance	Direction
Mb2	Kandosol	Dissected sandstone plateau of moderate to strong relief with sandstone pillars, ledges, and slabs-- level to undulating ridges, irregularly benched slopes, steep ridges, cliffs, canyons, narrow sandy valleys: chief soils are (i) on areas of gentle to moderate relief, acid yellow leached earths (Gn2.74) and (Gn2.34) and acid leached yellow earths (Gn2.24)- sometimes these soils contain ironstone gravel; and (ii) on, or adjacent to, areas of strong relief, siliceous sands (Uc1.2), leached sands (Uc2.12) and (Uc2.2), and shallow forms of the above (Gn2) soils. Associated are: (i) on flat to gently undulating remnants of the original plateau surface, leached sands (Uc2.3), siliceous sands (Uc1.2), sandy earths (Uc5.22), and (Gn2) soils as for (i) above (these areas are in part comparable with unit Cb29); (ii) on flat ironstone gravelly remnants of the original plateau surface, (Gn2) soils as for unit Mb5(i); (iii) on gently undulating ridges where interbedded shales are exposed, shallow, often stony (Dy3.41), (Dr2.21), and related soils similar to unit Tb35; (iv) narrow valleys of (Uc2.3) soils flanked by moderate slopes of (Dy3.41) soils; (v) escarpments of steep hills with shallow (Dy) and (Dr) soils between sandstone pillars; and (vi) shallow (Um) soils, such as (Um6.21) on steep hills of basic rocks. As mapped, minor areas of units Mg20, Mm1, and Mw8 are included. Data are limited.	0m	On-site
Cb27	Podosol	Coastal sand plains and dunes, lagoons, and swampy areas: chief soils are leached sands (Uc2.3 and Uc2.2). Associated are dunes of siliceous sands (Uc1.2) and/or calcareous sands (Uc1.1) fringing the coastline; and swampy areas of (Uf6) soils and (Uc1.2) soils with peaty surfaces. Unit Cb27 has similarities with units Cb28 and Ca6.	392m	South East

Atlas of Australian Soils Data Source: CSIRO

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Soil Landscapes of Central and Eastern NSW

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250



Soils

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250

Soil Landscapes of Central and Eastern NSW

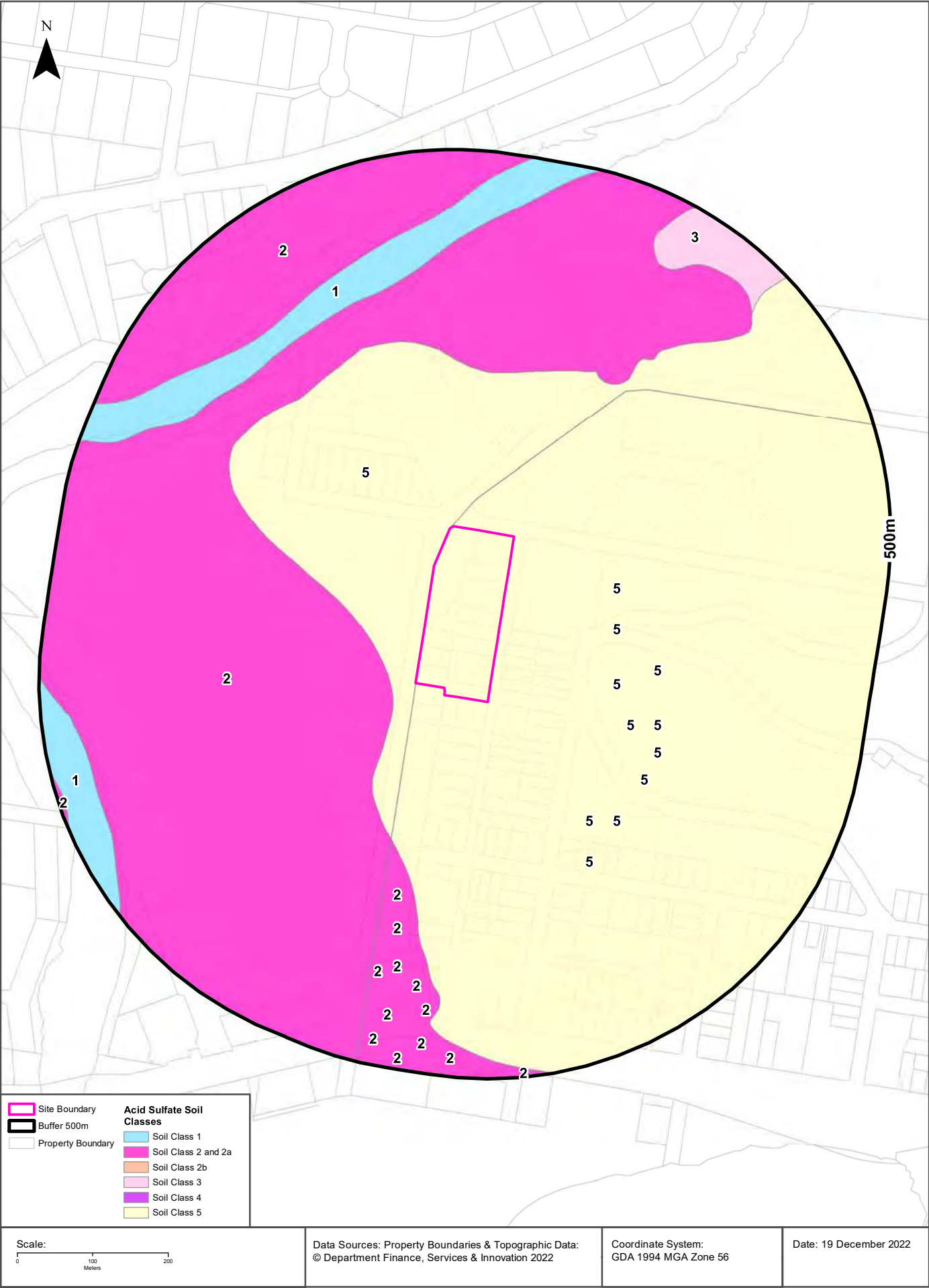
Soil Landscapes of Central and Eastern NSW within the dataset buffer:

Soil Code	Name	Distance	Direction
9131er	Erina	0m	On-site
9131xx	Disturbed Terrain	0m	On-site
9131ha	Hawkesbury	214m	East
9131wy	Wyong	361m	North West
9131mc	Mangrove Creek	627m	South

Soil Landscapes of Central and Eastern NSW: NSW Department of Planning, Industry and Environment
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Acid Sulfate Soils

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250



Acid Sulfate Soils

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250

Environmental Planning Instrument - Acid Sulfate Soils

What is the on-site Acid Sulfate Soil Plan Class that presents the largest environmental risk?

Soil Class	Description	EPI Name
5	Works within 500 metres of adjacent Class 1, 2, 3, or 4 land that is below 5 metres AHD and by which the watertable is likely to be lowered below 1 metre AHD on adjacent Class 1, 2, 3 or 4 land, present an environmental risk	State Environmental Planning Policy (Gosford City Centre) 2018
5	Works within 500 metres of adjacent Class 1, 2, 3, or 4 land that is below 5 metres AHD and by which the watertable is likely to be lowered below 1 metre AHD on adjacent Class 1, 2, 3 or 4 land, present an environmental risk	State Environmental Planning Policy (Precincts?Regional) 2021
5	Works within 500 metres of adjacent Class 1, 2, 3, or 4 land that is below 5 metres AHD and by which the watertable is likely to be lowered below 1 metre AHD on adjacent Class 1, 2, 3 or 4 land, present an environmental risk	Central Coast Local Environmental Plan 2022

If the on-site Soil Class is 5, what other soil classes exist within 500m?

Soil Class	Description	EPI Name	Distance	Direction
2	Works below natural ground surface present an environmental risk; Works by which the watertable is likely to be lowered present an environmental risk	Central Coast Local Environmental Plan 2022	32m	West
2	Works below natural ground surface present an environmental risk; Works by which the watertable is likely to be lowered present an environmental risk	State Environmental Planning Policy (Gosford City Centre) 2018	203m	South
2	Works below natural ground surface present an environmental risk; Works by which the watertable is likely to be lowered present an environmental risk	State Environmental Planning Policy (Precincts?Regional) 2021	203m	South
1	Any works present an environmental risk	Central Coast Local Environmental Plan 2022	322m	North West
3	Works more than 1 metre below natural ground surface present an environmental risk; Works by which the watertable is likely to be lowered more than 1 metre below natural ground surface, present an environmental risk	Central Coast Local Environmental Plan 2022	409m	North East

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Atlas of Australian Acid Sulfate Soils

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250



Acid Sulfate Soils

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250

Atlas of Australian Acid Sulfate Soils

Atlas of Australian Acid Sulfate Soil categories within the dataset buffer:

Class	Description	Distance	Direction
C	Extremely low probability of occurrence. 1-5% chance of occurrence with occurrences in small localised areas.	0m	On-site
B	Low Probability of occurrence. 6-70% chance of occurrence.	210m	North
A	High Probability of occurrence. >70% chance of occurrence.	614m	South West

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

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Dryland Salinity

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250

Dryland Salinity - National Assessment

Is there Dryland Salinity - National Assessment data onsite?

No

Is there Dryland Salinity - National Assessment data within the dataset buffer?

No

What Dryland Salinity assessments are given?

Assessment 2000	Assessment 2020	Assessment 2050	Distance	Direction
N/A	N/A	N/A		

Dryland Salinity Data Source : National Land and Water Resources Audit

The Commonwealth and all suppliers of source data used to derive the maps of "Australia, Forecast Areas Containing Land of High Hazard or Risk of Dryland Salinity from 2000 to 2050" do not warrant the accuracy or completeness of information in this product. Any person using or relying upon such information does so on the basis that the Commonwealth and data suppliers shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Any persons using this information do so at their own risk.

In many cases where a high risk is indicated, less than 100% of the area will have a high hazard or risk.

Mining

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250

Mining Subsidence Districts

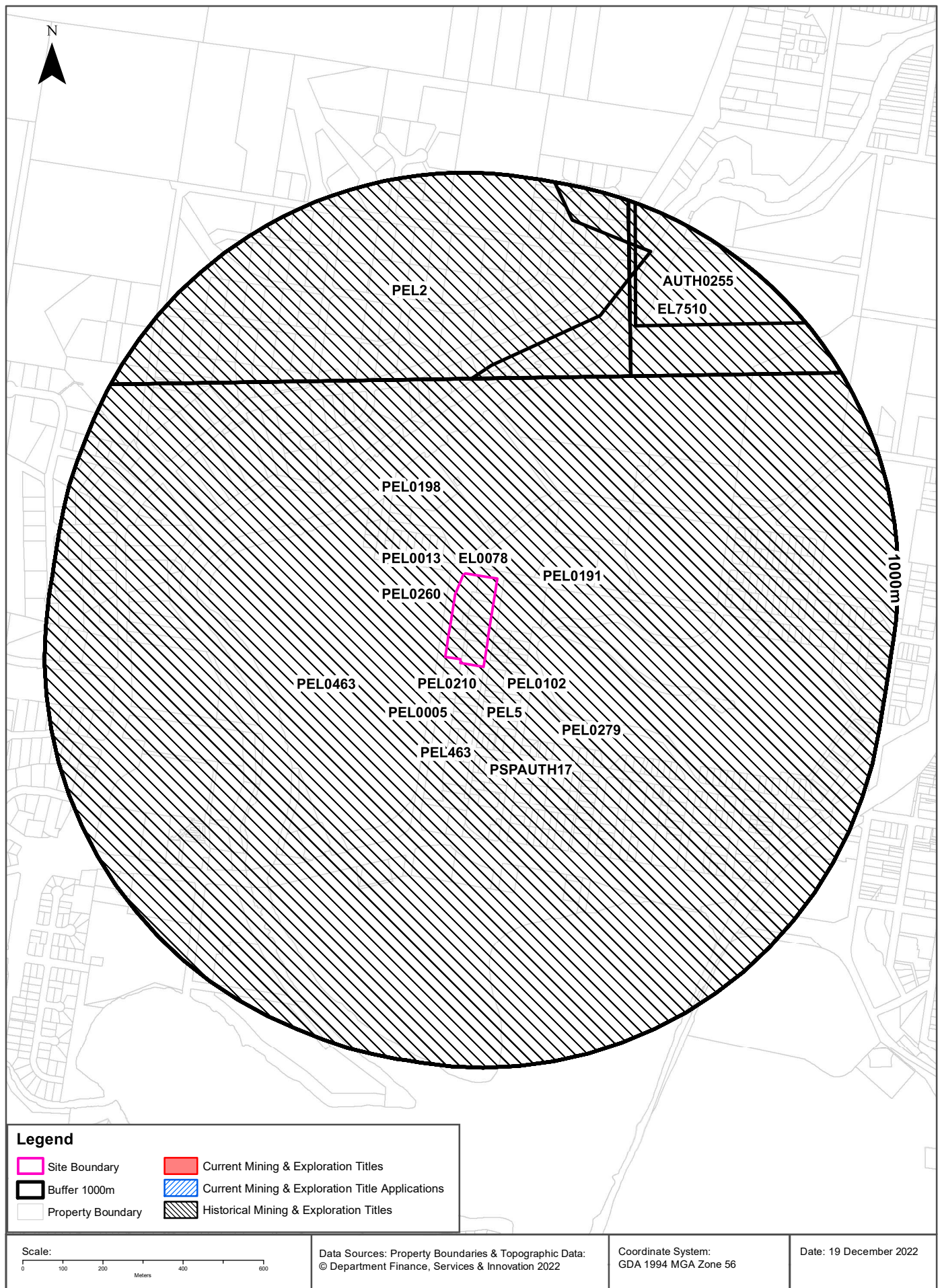
Mining Subsidence Districts within the dataset buffer:

District	Distance	Direction
There are no Mining Subsidence Districts within the report buffer		

Mining Subsidence District Data Source: © Land and Property Information (2016)
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Mining & Exploration Titles

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250



Mining

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250

Current Mining & Exploration Titles

Current Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Grant Date	Expiry Date	Last Renewed	Operation	Resource	Minerals	Dist	Dir
N/A	No records in buffer								

Current Mining & Exploration Titles Data Source: © State of New South Wales through NSW Department of Industry

Current Mining & Exploration Title Applications

Current Mining & Exploration Title Applications within the dataset buffer:

Application Ref	Applicant	Application Date	Operation	Resource	Minerals	Dist	Dir
N/A	No records in buffer						

Current Mining & Exploration Title Applications Data Source: © State of New South Wales through NSW Department of Industry

Mining

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250

Historical Mining & Exploration Titles

Historical Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Start Date	End Date	Resource	Minerals	Dist	Dir
PEL463	DART ENERGY (APOLLO) PTY LTD	20081022	20130227	MINERALS		0m	On-site
PEL5	AGL UPSTREAM INVESTMENTS PTY LIMITED	19931111	20011210	MINERALS		0m	On-site
EL0078	CONTINENTAL OIL CO OF AUSTRALIA LIMITED	19670201	19680201	MINERALS		0m	On-site
PEL0102	AUSTRALIAN OIL AND GAS CORPORATION LTD			PETROLEUM	Petroleum	0m	On-site
PSPAUTH17	MACQUARIE ENERGY PTY LTD	20070803	20080703	PETROLEUM	Petroleum	0m	On-site
PEL0260	NORTH BULLI COLLIERIES PTY LTD, AGL PETROLEUM OPERATIONS PTY LTD, THE AUSTRALIAN GAS LIGHT CO.	19810909	19930803	PETROLEUM	Petroleum	0m	On-site
PEL0013	AUSTRALIAN OIL AND GAS CORPORATION LTD			PETROLEUM	Petroleum	0m	On-site
PEL0005	AGL UPSTREAM INVESTMENTS PTY LIMITED	19931111	20150403	PETROLEUM	Petroleum	0m	On-site
PEL0210	THE AUSTRALIAN GAS LIGHT COMPANY (AGL), NORTH BULLI COLLIERIES PTY LTD			PETROLEUM	Petroleum	0m	On-site
PEL0198	JOHN STREVS (TERRIGAL) NL			PETROLEUM	Petroleum	0m	On-site
PEL0279	THE ELECTRICITY COMMISSION OF NSW (TRADING AS PACIFIC POWER)	19910504	19931111	PETROLEUM	Petroleum	0m	On-site
PEL0191	NORTHWEST OIL AND MINERALS CO NL			PETROLEUM	Petroleum	0m	On-site
PEL0463	DART ENERGY (APOLLO) PTY LTD	20091010	20150603	PETROLEUM	Petroleum	0m	On-site
EL7510	GRADIENT ENERGY LIMITED	20100407	20110415	MINERALS	Geothermal	486m	North East
PEL2	AGL UPSTREAM INVESTMENTS PTY LIMITED	20000120	20001108	MINERALS		486m	North
AUTH0255	THE ELECTRICITY COMMISSION OF NSW (TRADING AS PACIFIC POWER)	19810204	19910204	COAL	Coal	719m	North East

Historical Mining & Exploration Titles Data Source: © State of New South Wales through NSW Department of Industry

State Environmental Planning Policy

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250

State Significant Precincts

What SEPP State Significant Precincts exist within the dataset buffer?

Map Id	Precinct	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
N/A	No records in buffer							

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EPI Planning Zones

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250



Environmental Planning Instrument

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250

Land Zoning

What EPI Land Zones exist within the dataset buffer?

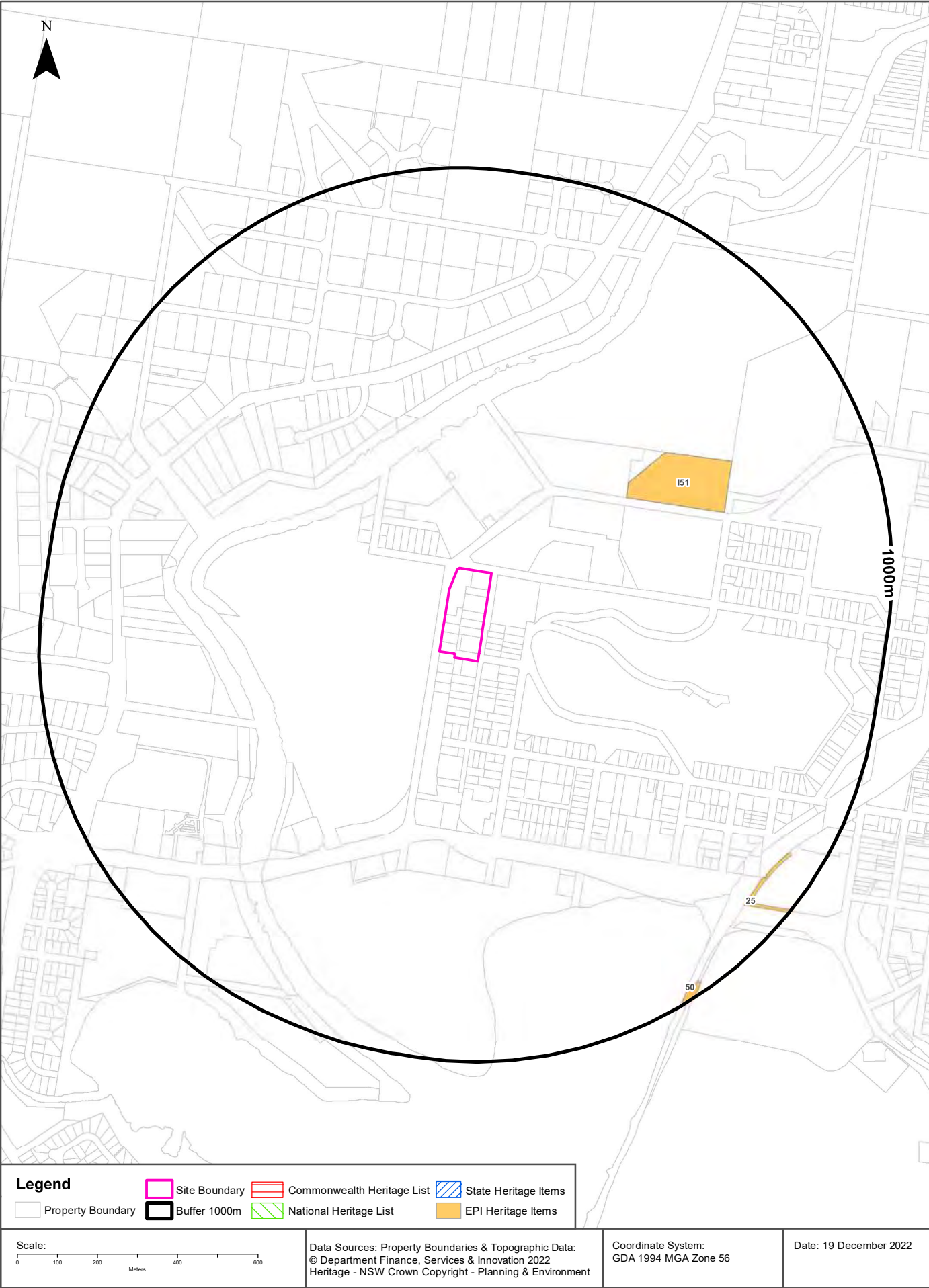
Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
B6	Enterprise Corridor		State Environmental Planning Policy (Precincts?Regional) 2021	02/12/2021	01/03/2022	01/03/2022		0m	On-site
B5	Business Development		Central Coast Local Environmental Plan 2022	24/06/2022	01/08/2022	01/08/2022		0m	North West
B6	Enterprise Corridor		Central Coast Local Environmental Plan 2022	24/06/2022	01/08/2022	01/08/2022		0m	South West
RE2	Private Recreation		Central Coast Local Environmental Plan 2022	24/06/2022	01/08/2022	01/08/2022		20m	West
R1	General Residential		State Environmental Planning Policy (Precincts?Regional) 2021	02/12/2021	01/03/2022	01/03/2022		53m	South East
RE1	Public Recreation		Central Coast Local Environmental Plan 2022	24/06/2022	01/08/2022	01/08/2022		85m	North East
RE1	Public Recreation		State Environmental Planning Policy (Precincts?Regional) 2021	02/12/2021	01/03/2022	01/03/2022		124m	East
RE1	Public Recreation		State Environmental Planning Policy (Precincts?Regional) 2021	02/12/2021	01/03/2022	01/03/2022		185m	North East
RE1	Public Recreation		Central Coast Local Environmental Plan 2022	24/06/2022	01/08/2022	01/08/2022		275m	West
W2	Recreational Waterways		Central Coast Local Environmental Plan 2022	24/06/2022	01/08/2022	01/08/2022		304m	South
B5	Business Development		Central Coast Local Environmental Plan 2022	24/06/2022	01/08/2022	01/08/2022		335m	South West
RE1	Public Recreation		State Environmental Planning Policy (Precincts?Regional) 2021	02/12/2021	01/03/2022	01/03/2022		353m	South
RE1	Public Recreation		Central Coast Local Environmental Plan 2022	24/06/2022	01/08/2022	01/08/2022		364m	North West
SP2	Infrastructure	Educational Establishment	Central Coast Local Environmental Plan 2022	24/06/2022	01/08/2022	01/08/2022		375m	North East
IN1	General Industrial		Central Coast Local Environmental Plan 2022	24/06/2022	01/08/2022	01/08/2022		395m	North West
SP2	Infrastructure	Road	Central Coast Local Environmental Plan 2022	24/06/2022	01/08/2022	01/08/2022		424m	South West
SP2	Infrastructure	Road	State Environmental Planning Policy (Precincts?Regional) 2021	02/12/2021	01/03/2022	01/03/2022		425m	South East
B6	Enterprise Corridor		State Environmental Planning Policy (Precincts?Regional) 2021	02/12/2021	01/03/2022	01/03/2022		455m	South
B5	Business Development		Central Coast Local Environmental Plan 2022	24/06/2022	01/08/2022	01/08/2022		460m	South West
RE1	Public Recreation		Central Coast Local Environmental Plan 2022	24/06/2022	01/08/2022	01/08/2022		460m	South West
B5	Business Development		Central Coast Local Environmental Plan 2022	24/06/2022	01/08/2022	01/08/2022		480m	South
RE1	Public Recreation		State Environmental Planning Policy (Precincts?Regional) 2021	02/12/2021	01/03/2022	01/03/2022		487m	South
RE1	Public Recreation		Central Coast Local Environmental Plan 2022	24/06/2022	01/08/2022	01/08/2022		493m	South
SP2	Infrastructure	Road	Central Coast Local Environmental Plan 2022	24/06/2022	01/08/2022	01/08/2022		494m	North West
IN1	General Industrial		Central Coast Local Environmental Plan 2022	24/06/2022	01/08/2022	01/08/2022		520m	West

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
IN1	General Industrial		Central Coast Local Environmental Plan 2022	24/06/2022	01/08/2022	01/08/2022		532m	North West
RE1	Public Recreation		State Environmental Planning Policy (Precincts?Regional) 2021	02/12/2021	01/03/2022	01/03/2022		599m	East
SP2	Infrastructure	Health Services Facilities	State Environmental Planning Policy (Precincts?Regional) 2021	02/12/2021	01/03/2022	01/03/2022		618m	East
B5	Business Development		Central Coast Local Environmental Plan 2022	24/06/2022	01/08/2022	01/08/2022		690m	South West
SP2	Infrastructure	Health Services Facilities	State Environmental Planning Policy (Precincts?Regional) 2021	02/12/2021	01/03/2022	01/03/2022		707m	East
RE1	Public Recreation		Central Coast Local Environmental Plan 2022	24/06/2022	01/08/2022	01/08/2022		752m	South West
B5	Business Development		Central Coast Local Environmental Plan 2022	24/06/2022	01/08/2022	01/08/2022		775m	South West
RE1	Public Recreation		Central Coast Local Environmental Plan 2022	24/06/2022	01/08/2022	01/08/2022		782m	North West
W2	Recreational Waterways		State Environmental Planning Policy (Precincts?Regional) 2021	02/12/2021	01/03/2022	01/03/2022		807m	South East
SP2	Infrastructure	Rail Infrastructure Facility	State Environmental Planning Policy (Precincts?Regional) 2021	02/12/2021	01/03/2022	01/03/2022		807m	South East
R1	General Residential		Central Coast Local Environmental Plan 2022	24/06/2022	01/08/2022	01/08/2022		858m	South West
C3	Environmental Management		Central Coast Local Environmental Plan 2022	24/06/2022	01/08/2022	01/08/2022		874m	North East
RE1	Public Recreation		Central Coast Local Environmental Plan 2022	24/06/2022	01/08/2022	01/08/2022		874m	North
RE1	Public Recreation		State Environmental Planning Policy (Precincts?Regional) 2021	02/12/2021	01/03/2022	01/03/2022		894m	South East
SP2	Infrastructure	Road	State Environmental Planning Policy (Precincts?Regional) 2021	02/12/2021	01/03/2022	01/03/2022		901m	South East
W2	Recreational Waterways		State Environmental Planning Policy (Precincts?Regional) 2021	02/12/2021	01/03/2022	01/03/2022		920m	South East
C2	Environmental Conservation		Central Coast Local Environmental Plan 2022	24/06/2022	01/08/2022	01/08/2022		920m	North
RE1	Public Recreation		State Environmental Planning Policy (Precincts?Regional) 2021	02/12/2021	01/03/2022	01/03/2022		927m	South East
RE1	Public Recreation		State Environmental Planning Policy (Precincts?Regional) 2021	02/12/2021	01/03/2022	01/03/2022		954m	East
RE2	Private Recreation		Central Coast Local Environmental Plan 2022	24/06/2022	01/08/2022	01/08/2022		963m	North East
B4	Mixed Use		State Environmental Planning Policy (Precincts?Regional) 2021	02/12/2021	01/03/2022	01/03/2022		965m	South East
RE1	Public Recreation		Central Coast Local Environmental Plan 2022	24/06/2022	01/08/2022	01/08/2022		973m	South

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Heritage Items

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250



Heritage

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250

Commonwealth Heritage List

What are the Commonwealth Heritage List Items located within the dataset buffer?

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
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National Heritage List

What are the National Heritage List Items located within the dataset buffer?

Note. Please click on Place Id to activate a hyperlink to online website.

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
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State Heritage Register - Curtilages

What are the State Heritage Register Items located within the dataset buffer?

Map Id	Name	Address	LGA	Listing Date	Listing No	Plan No	Distance	Direction
N/A	No records in buffer							

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Environmental Planning Instrument - Heritage

What are the EPI Heritage Items located within the dataset buffer?

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I51	Gosford State Forest Nursery	Item - General	Local	Central Coast Local Environmental Plan 2022	24/06/2022	01/08/2022	01/08/2022	386m	North East
25	Avenue and feature trees Grahame Park	Item - General	Local	State Environmental Planning Policy (Precincts?Regional) 2021	02/12/2021	01/03/2022	01/03/2022	893m	South East
50	Railway bridge and pylons	Item - General	Local	State Environmental Planning Policy (Precincts?Regional) 2021	02/12/2021	01/03/2022	01/03/2022	965m	South East

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Natural Hazards - Bush Fire Prone Land

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250



Natural Hazards

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250

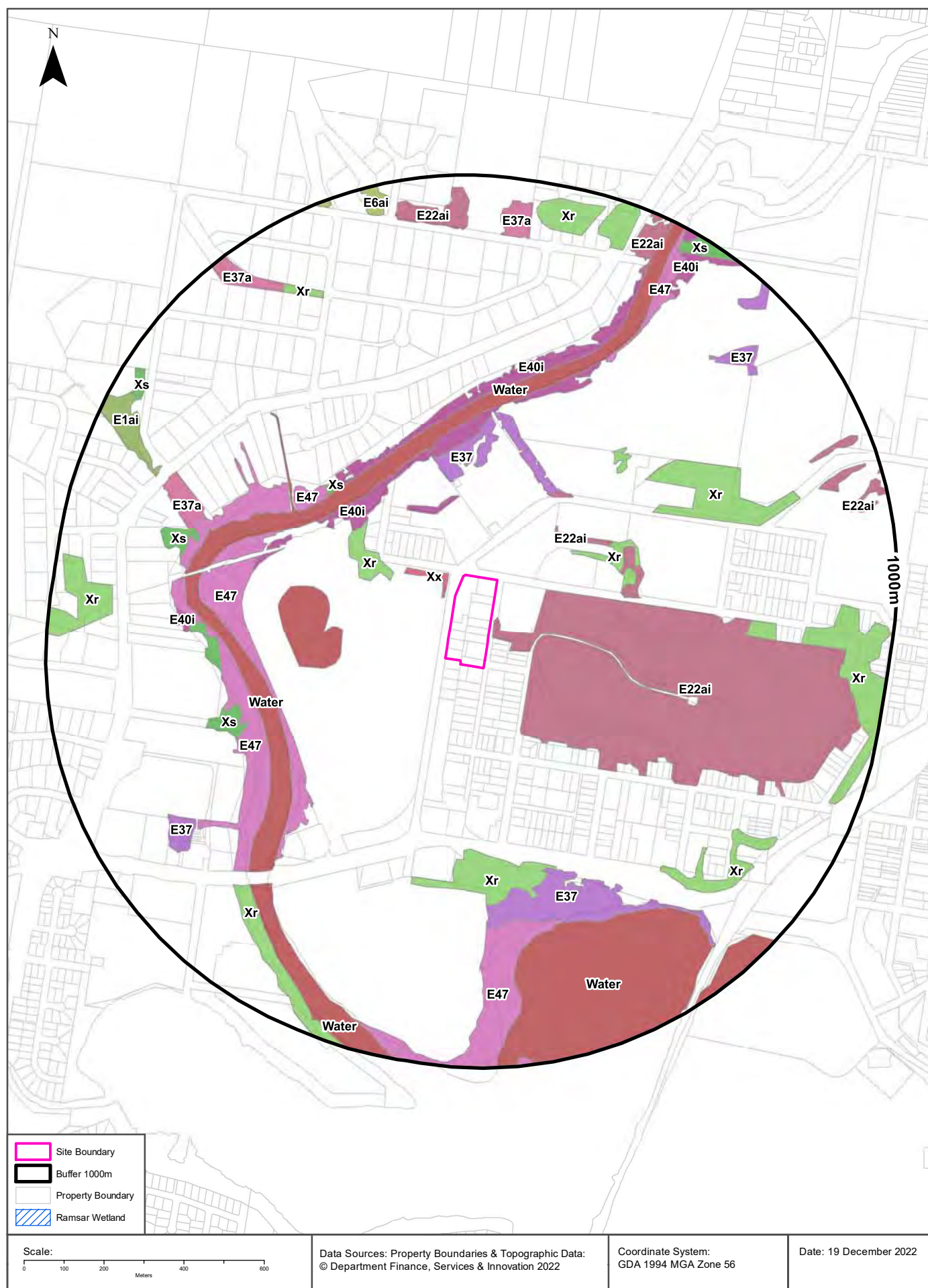
Bush Fire Prone Land

What are the nearest Bush Fire Prone Land Categories that exist within the dataset buffer?

Bush Fire Prone Land Category	Distance	Direction
Vegetation Buffer	0m	On-site
Vegetation Category 1	7m	East

NSW Bush Fire Prone Land - © NSW Rural Fire Service under Creative Commons 4.0 International Licence

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250



Ecological Constraints

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250

Vegetation of Gosford LGA

What vegetation of Gosford LGA exists within the dataset buffer?

Veg Class	Community	Keith Class	REMS Name	Key Species	EEC Equivalent	Myrtle Rust	Significance	Distance	Direction
E22ai	E22ai - Narrabeen Coastal Blackbutt Forest	Northern Hinterland Wet Sclerophyll Forests	Coastal Narrabeen Shrub Forest	E.pilularis S.glomulifera A.torulosa		High	Regionally Significant Vegetation	7m	East
Xx	Disturbed - exotic vegetation			various		Low		26m	North West
Xr	Disturbed - Canopy Only			various	Individual site assessment required	Low		164m	North West
E40i	E40i - Estuarine Swamp Oak Forest	Coastal Floodplain Wetlands	Swamp Oak - Rushland Forest	C.glauca B.junceae	Swamp Oak Floodplain Forest EEC	Low	Endangered Ecological Communities	169m	North
E37	E37 - Swamp Mahogany - Paperbark Forest	Coastal Swamp Forests	Swamp Mahogany - Paperbark Forest	E.robusta M.linariifolia M.sieberi M.styphelioides E.resinifera	Swamp Sclerophyll Forest on Coastal Floodplains EEC	Extreme	Endangered Ecological Communities	235m	North
Water	Water					Low		262m	West
Xs	Disturbed - Regrowth			various	Individual site assessment required	Low		379m	North West
E47	E47 - Estuarine Mangrove Scrub	Mangrove Swamps	Mangrove Estuarine Complex	A.marina A.corniculatum		Low	Regionally Significant Vegetation	394m	North West
E37a	E37a - Alluvial Paperbark Sedge Forest	Coastal Swamp Forests	Swamp Mahogany - Paperbark Forest	E.robusta M.biconvexa C.salignus L.australis G.clarkei	Swamp Sclerophyll Forest on Coastal Floodplains EEC	Extreme	Endangered Ecological Communities	650m	North West
E1ai	E1ai - Coastal Warm Temperate Rainforest	Northern Warm Temperate Rainforests/ Subtropical Rainforests	Coastal Warm Temperate - Subtropical Rainforest	A.smithii D.sassafras C.glaucescens C.apetalum E.saligna A.excelsa	Lowland Rainforest EEC (site-by-site assessment required)	Extreme	Endangered Ecological Communities	801m	North West
E6ai	E6ai - Coastal Narrabeen Moist Forest	North Coast Wet Sclerophyll Forests	Coastal Narrabeen Moist Forest	E.saligna A.torulosa S.glomulifera E.acmenoides E.pilularis		Extreme		925m	North

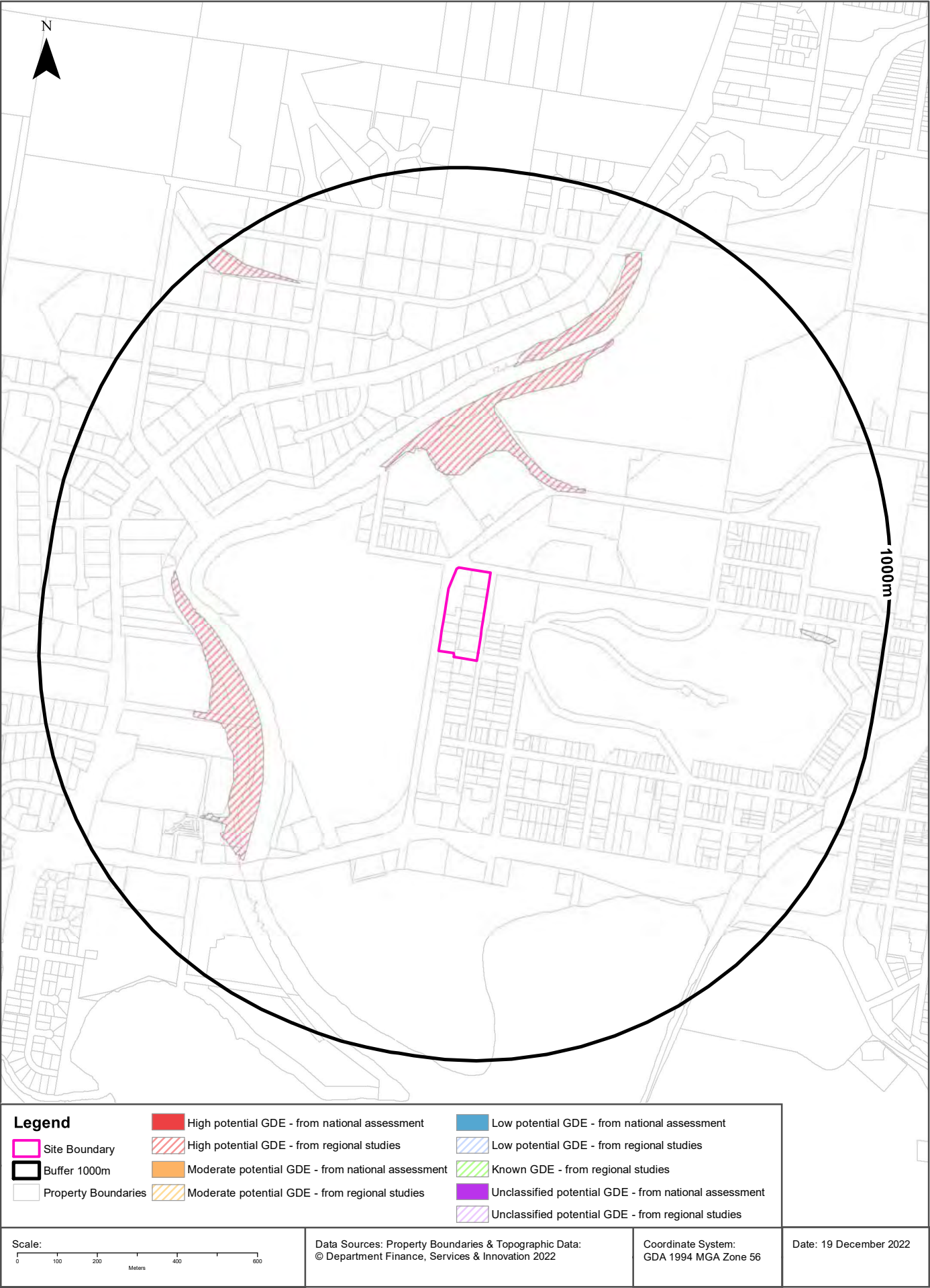
Vegetation of Gosford LGA: Council of the City of Gosford / NSW Office of Environment and Heritage

Ramsar Wetlands

What Ramsar Wetland areas exist within the dataset buffer?

Map Id	Ramsar Name	Wetland Name	Designation Date	Source	Distance	Direction
N/A	No records in buffer					

Ramsar Wetlands Data Source: © Commonwealth of Australia - Department of Agriculture, Water and the Environment



Ecological Constraints

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250

Groundwater Dependent Ecosystems Atlas

Type	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Terrestrial	High potential GDE - from regional studies	Deeply dissected sandstone plateaus.	Vegetation		232m	North
Terrestrial	Low potential GDE - from regional studies	Deeply dissected sandstone plateaus.	Vegetation		785m	East

Groundwater Dependent Ecosystems Atlas Data Source: The Bureau of Meteorology

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Ecological Constraints - Inflow Dependent Ecosystems Likelihood

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250



Ecological Constraints

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250

Inflow Dependent Ecosystems Likelihood

Type	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Terrestrial		4 Deeply dissected sandstone plateaus.	Vegetation		232m	North
Terrestrial		1 Deeply dissected sandstone plateaus.	Vegetation		478m	South West
Terrestrial		2 Deeply dissected sandstone plateaus.	Vegetation		785m	East
Terrestrial		3 Deeply dissected sandstone plateaus.	Vegetation		815m	North West

Inflow Dependent Ecosystems Likelihood Data Source: The Bureau of Meteorology

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Ecological Constraints

7a-11 Racecourse Road and 32-50 Young Street, West Gosford, NSW 2250

NSW BioNet Atlas

Species on the NSW BioNet Atlas that have a NSW or federal conservation status, a NSW sensitivity status, or are listed under a migratory species agreement, and are within 10km of the site?

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Amphibia	Heleioporus australiacus	Giant Burrowing Frog	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Amphibia	Litoria aurea	Green and Golden Bell Frog	Endangered	Not Sensitive	Vulnerable	
Animalia	Amphibia	Litoria brevipalmata	Green-thighed Frog	Vulnerable	Not Sensitive	Not Listed	
Animalia	Amphibia	Mixophyes balbus	Stuttering Frog	Endangered	Category 2	Vulnerable	
Animalia	Amphibia	Mixophyes iteratus	Giant Barred Frog	Endangered	Category 2	Endangered	
Animalia	Amphibia	Pseudophryne australis	Red-crowned Toadlet	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Actitis hypoleucos	Common Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Anthochaera phrygia	Regent Honeyeater	Critically Endangered	Not Sensitive	Critically Endangered	
Animalia	Aves	Apus pacificus	Fork-tailed Swift	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Ardenna carneipes	Flesh-footed Shearwater	Vulnerable	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Ardenna pacifica	Wedge-tailed Shearwater	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	Ardenna tenuirostris	Short-tailed Shearwater	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Artamus cyanopterus cyanopterus	Dusky Woodswallow	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Burhinus grallarius	Bush Stone-curlew	Endangered	Not Sensitive	Not Listed	
Animalia	Aves	Calidris acuminata	Sharp-tailed Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris canutus	Red Knot	Not Listed	Not Sensitive	Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris ferruginea	Curlew Sandpiper	Endangered	Not Sensitive	Critically Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris ruficollis	Red-necked Stint	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris tenuirostris	Great Knot	Vulnerable	Not Sensitive	Critically Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Callocephalon fimbriatum	Gang-gang Cockatoo	Vulnerable	Category 3	Endangered	
Animalia	Aves	Calyptorhynchus lathami	Glossy Black-Cockatoo	Vulnerable	Category 2	Vulnerable	
Animalia	Aves	Certhionyx variegatus	Pied Honeyeater	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Charadrius leschenaultii	Greater Sand-plover	Vulnerable	Not Sensitive	Vulnerable	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Charadrius mongolus	Lesser Sand-plover	Vulnerable	Not Sensitive	Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Chthonicola sagittata	Speckled Warbler	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Circus assimilis	Spotted Harrier	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Climacteris picumnus victoriae	Brown Treecreeper (eastern subspecies)	Vulnerable	Not Sensitive	Not Listed	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Coracina lineata	Barred Cuckoo-shrike	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Cuculus optatus	Oriental Cuckoo	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Daphoenositta chrysoptera	Varied Sittella	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Ephippiorhynchus asiaticus	Black-necked Stork	Endangered	Not Sensitive	Not Listed	
Animalia	Aves	Epthianura albifrons	White-fronted Chat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Falco subniger	Black Falcon	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Gallinago hardwickii	Latham's Snipe	Not Listed	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Glossopsitta pusilla	Little Lorikeet	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Grantiella picta	Painted Honeyeater	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Aves	Haematopus fuliginosus	Sooty Oystercatcher	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Haematopus longirostris	Pied Oystercatcher	Endangered	Not Sensitive	Not Listed	
Animalia	Aves	Haliaeetus leucogaster	White-bellied Sea-Eagle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Hamirostra melanosternon	Black-breasted Buzzard	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Hieraaetus morphnoides	Little Eagle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Hirundapus caudacutus	White-throated Needletail	Not Listed	Not Sensitive	Vulnerable	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Hydroprogne caspia	Caspian Tern	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	Irediparra gallinacea	Comb-crested Jacana	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Ixobrychus flavicollis	Black Bittern	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Lathamus discolor	Swift Parrot	Endangered	Not Sensitive	Critically Endangered	
Animalia	Aves	Limosa lapponica	Bar-tailed Godwit	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Limosa limosa	Black-tailed Godwit	Vulnerable	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Lophoictinia isura	Square-tailed Kite	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Macronectes giganteus	Southern Giant Petrel	Endangered	Not Sensitive	Endangered	
Animalia	Aves	Melithreptus gularis gularis	Black-chinned Honeyeater (eastern subspecies)	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Neophema pulchella	Turquoise Parrot	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Nettapus coromandelianus	Cotton Pygmy-Goose	Endangered	Not Sensitive	Not Listed	
Animalia	Aves	Ninox connivens	Barking Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Ninox strenua	Powerful Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Numenius madagascariensis	Eastern Curlew	Not Listed	Not Sensitive	Critically Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Numenius minutus	Little Curlew	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Numenius phaeopus	Whimbrel	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Onychoprion fuscata	Sooty Tern	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Pachycephala olivacea	Olive Whistler	Vulnerable	Not Sensitive	Not Listed	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Pandion cristatus	Eastern Osprey	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Petroica boodang	Scarlet Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Petroica phoenicea	Flame Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Pluvialis fulva	Pacific Golden Plover	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Pluvialis squatarola	Grey Plover	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Pomatostomus temporalis temporalis	Grey-crowned Babbler (eastern subspecies)	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Pterodroma nigripennis	Black-winged Petrel	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Ptilinopus magnificus	Wompoo Fruit-Dove	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Ptilinopus superbus	Superb Fruit-Dove	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Sterna hirundo	Common Tern	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Sternula albifrons	Little Tern	Endangered	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Thalassarche cauta	Shy Albatross	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Aves	Thalassarche chrysostoma	Grey-headed Albatross	Not Listed	Not Sensitive	Endangered	
Animalia	Aves	Thalasseus bergii	Crested Tern	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	Todiramphus chloris	Collared Kingfisher	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Tringa brevipes	Grey-tailed Tattler	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Tringa glareola	Wood Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Tringa nebularia	Common Greenshank	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Tringa stagnatilis	Marsh Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Turnix maculosus	Red-backed Button-quail	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Tyto novaehollandiae	Masked Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Tyto tenebricosa	Sooty Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Xenus cinereus	Terek Sandpiper	Vulnerable	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Insecta	Petalura gigantea	Giant Dragonfly	Endangered	Not Sensitive	Not Listed	
Animalia	Mammalia	Cercartetus nanus	Eastern Pygmy-possum	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Chalinolobus dwyeri	Large-eared Pied Bat	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Dasyurus maculatus	Spotted-tailed Quoll	Vulnerable	Not Sensitive	Endangered	
Animalia	Mammalia	Dasyurus viverrinus	Eastern Quoll	Endangered	Not Sensitive	Endangered	
Animalia	Mammalia	Dugong dugon	Dugong	Endangered	Not Sensitive	Not Listed	
Animalia	Mammalia	Falsistrellus tasmaniensis	Eastern False Pipistrelle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Isodon obesulus obesulus	Southern Brown Bandicoot (eastern)	Endangered	Not Sensitive	Endangered	
Animalia	Mammalia	Macropus parma	Parma Wallaby	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Micronomus norfolkensis	Eastern Coastal Free-tailed Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Miniopterus australis	Little Bent-winged Bat	Vulnerable	Not Sensitive	Not Listed	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Mammalia	Miniopterus orianae oceanensis	Large Bent-winged Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Myotis macropus	Southern Myotis	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Nyctophilus bifax	Eastern Long-eared Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Petauroides volans	Greater Glider	Endangered	Not Sensitive	Endangered	
Animalia	Mammalia	Petaurus australis	Yellow-bellied Glider	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Petaurus australis	Yellow-bellied Glider	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Petaurus norfolcensis	Squirrel Glider	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Phascogale carolinensis	Koala	Endangered	Not Sensitive	Endangered	
Animalia	Mammalia	Phoniscus papuensis	Golden-tipped Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Potorous tridactylus	Long-nosed Potoroo	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Pseudomys gracilicaudatus	Eastern Chestnut Mouse	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Pteropus poliocephalus	Grey-headed Flying-fox	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Saccolaimus flaviventris	Yellow-bellied Sheath-tail-bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Scoteanax rueppellii	Greater Broad-nosed Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Vespertilio macrotis	Eastern Cave Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Reptilia	Antaresia stimsoni	Stimson's Python	Vulnerable	Not Sensitive	Not Listed	
Animalia	Reptilia	Caretta caretta	Loggerhead Turtle	Endangered	Not Sensitive	Endangered	
Animalia	Reptilia	Chelonia mydas	Green Turtle	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Reptilia	Eretmochelys imbricata	Hawksbill Turtle	Not Listed	Not Sensitive	Vulnerable	
Animalia	Reptilia	Hoplocephalus bitorquatus	Pale-headed Snake	Vulnerable	Not Sensitive	Not Listed	
Animalia	Reptilia	Hoplocephalus bungaroides	Broad-headed Snake	Endangered	Category 2	Vulnerable	
Animalia	Reptilia	Hoplocephalus stephensii	Stephens' Banded Snake	Vulnerable	Not Sensitive	Not Listed	
Animalia	Reptilia	Varanus rosenbergi	Rosenberg's Goanna	Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Acacia bynoeana	Bynoe's Wattle	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	Acacia pubescens	Downy Wattle	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Ancistrachne maidenii		Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Baloskion longipes	Dense Cord-rush	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Callistemon linearifolius	Netted Bottle Brush	Vulnerable	Category 3	Not Listed	
Plantae	Flora	Chamaesyce psammogeton	Sand Spurge	Endangered	Not Sensitive	Not Listed	
Plantae	Flora	Cryptostylis hunteriana	Leafless Tongue Orchid	Vulnerable	Category 2	Vulnerable	
Plantae	Flora	Darwinia glaucophylla		Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Dendrobium melaleucaphilum	Spider orchid	Endangered	Category 2	Not Listed	
Plantae	Flora	Diuris bracteata		Endangered	Category 2	Extinct	
Plantae	Flora	Epacris purpurascens var. purpurascens		Vulnerable	Not Sensitive	Not Listed	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Plantae	Flora	<i>Eucalyptus camfieldii</i>	Camfield's Stringybark	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Eucalyptus glaucina</i>	Slaty Red Gum	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Eucalyptus nicholii</i>	Narrow-leaved Black Peppermint	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Eucalyptus scoparia</i>	Wallangarra White Gum	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Grammitis stenophylla</i>	Narrow-leaf Finger Fern	Endangered	Category 3	Not Listed	
Plantae	Flora	<i>Grevillea shiressii</i>		Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Hibbertia procumbens</i>	Spreading Guinea Flower	Endangered	Not Sensitive	Not Listed	
Plantae	Flora	<i>Hibbertia puberula</i>		Endangered	Not Sensitive	Not Listed	
Plantae	Flora	<i>Lindsaea fraseri</i>	Fraser's Screw Fern	Endangered	Category 3	Not Listed	
Plantae	Flora	<i>Macadamia tetraphylla</i>	Rough-shelled Bush Nut	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Melaleuca biconvexa</i>	Biconvex Paperbark	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Melaleuca deanei</i>	Deane's Paperbark	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Persoonia hirsuta</i>	Hairy Geebung	Endangered	Category 3	Endangered	
Plantae	Flora	<i>Prostanthera askania</i>	Tranquility Mintbush	Endangered	Not Sensitive	Endangered	
Plantae	Flora	<i>Prostanthera junonis</i>	Somersby Mintbush	Endangered	Not Sensitive	Endangered	
Plantae	Flora	<i>Rhodamnia rubescens</i>	Scrub Turpentine	Critically Endangered	Not Sensitive	Critically Endangered	
Plantae	Flora	<i>Rhodomyrtus psidioides</i>	Native Guava	Critically Endangered	Not Sensitive	Critically Endangered	
Plantae	Flora	<i>Syzygium hodgkinsoniae</i>	Red Lilly Pilly	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Syzygium paniculatum</i>	Magenta Lilly Pilly	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Tetradlea glandulosa</i>		Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	<i>Tetradlea juncea</i>	Black-eyed Susan	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Tylophora woollsii</i>	Cryptic Forest Twiner	Endangered	Not Sensitive	Endangered	

Data does not include NSW category 1 sensitive species.

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Location Confidences

Where Lotsearch has had to georeference features from supplied addresses, a location confidence has been assigned to the data record. This indicates a confidence to the positional accuracy of the feature. Where applicable, a code is given under the field heading “LC” or “LocConf”. These codes lookup to the following location confidences:

LC Code	Location Confidence
Premise Match	Georeferenced to the site location / premise or part of site
Area Match	Georeferenced to an approximate or general area
Road Match	Georeferenced to a road or rail corridor
Road Intersection	Georeferenced to a road intersection
Buffered Point	A point feature buffered to x metres
Adjacent Match	Land adjacent to a georeferenced feature
Network of Features	Georeferenced to a network of features
Suburb Match	Georeferenced to a suburb boundary
As Supplied	Spatial data supplied by provider

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APPENDIX D

Relevant Documents

35/003855



VOL

35-003855-3

1

N.S.W. GOVERNMENT DEPARTMENT OF INDUSTRIAL RELATIONS
DANGEROUS GOODS BRANCH

4595

3566

ROBSON EXCAVATIONS P/L

RACECOURSE RD.

WCA - Unclassified

Recfind File

35/003855

WorkCover Authority of NSW

Custodian Licensing Unit - OHS
Created 1/01/1975

HEALTH & SAFETY MANAGEMENT - LICENSING - Dangerous Goods Keeping
 Licence 35/003855 - West Gosford, Racecourse Rd

KEEPING LICENCE

INSPECTION DISTRICT NO.

FILE SCANNED

DATE

BY

DISK NAME

29-10-91

BT.

DGSA



35/003855

DISPOSAL DATE

35-003855-3

1

2002

LICENCE NO.

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MINUTE SHEET

[illegible]



CLOSED FILE 2002

Occupier: ROBSON EXCAVATIONS P/L

Site:

RACECOURSE RD,
WEST GOSFORD 2250

32002/01855
Telephone (02) 4954 7177
Telephone (02) 4954 7377
Fax (02) 4954 6527

P.O. BOX 41,
CARDIFF, 2285
NEWCASTLE

HODGE PETROLEUM INSTALLATIONS PTY. LTD.

A.C.N. 002 090 315
A.B.N. 84 475 060 477

CNR PENNANT ST & BELFORD PLACE
CARDIFF, N.S.W. 2285.

All Industrial and Commercial Installations
and Maintenance of Petroleum Equipment

CONTRACTORS CERTIFICATE UNDERGROUND TANKS

This is to certify that pursuant to clause 138 of Dangerous Goods Regulations 1978, the following tanks have been abandoned.

Method of abandonment was to remove all inflammable liquid from tanks and remove from site.

NAME & ADDRESS OF PREMISES:

008 430 939
Robson Excavations
Racecourse Rd.,
GOSFORD NSW 2250

TANKS ABANDONED:


2 x 10,000 litre underground tanks

Please forward copy of this certificate to:

Workcover Authority
Dangerous Goods Section
Locked Mail Bag
10 Clarence Street
SYDNEY 2001

Ph: 02 9370 5948

Fax: 02 9370 6105

Signature: 

Date : 1 August 2001

35/003-855

ATF



NEW SOUTH WALES

ORIGINAL

NOTICE TO OCCUPIER OR LICENCEE

DEPARTMENT OF INDUSTRIAL RELATIONS

OCCUPIER/LICENCEE Personal Exemptions

DANGEROUS GOODS ACT, 1975

ADDRESS Rosecrosse Rd
LawfordLICENCE No. 35-003855-3

TAKE NOTICE THAT THE FOLLOWING DIRECTIONS MUST BE CARRIED OUT TO COMPLY
WITH THE DANGEROUS GOODS ACT. THIS NOTICE IS TO BE SIGNED
AND RETURNED IMMEDIATELY AFTER THE DIRECTIONS HAVE BEEN CARRIED OUT.

TIME ALLOWED TO COMPLY 20 DAYS.

- ☐ Attached Form to be completed and forwarded to address shown with Fee of \$
- ☐ Forward Fee of \$ _____ for Licence renewal.
- ☒ A Notice 'STOP ENGINE NO SMOKING' to be displayed near all petrol dispensers. *
- ☐ Provide _____ 9 kg Dry Chemical fire extinguishers.
- ☐ Fire extinguishers to be serviced every 6 months and service tag attached.
- ☐ A Notice 'DANGER NO SMOKING' to be exhibited near depot.
- ☐ Comply with following or attached instructions:

Nothing in this Notice shall be regarded as in any way relieving the occupier of any premises from full compliance with any of the provisions of the said Act and Regulations.

INSPECTOR [Signature]DATE 22.10.85DISTRICT OFFICE [Signature]

*See reverse side for address

THE ABOVE DIRECTIONS HAVE BEEN
CARRIED OUT.SIGNED [Signature]DATE 18/11/85

METROPOLITAN

Sydney: ~~1 Oxford Street, Darlinghurst, 2010~~
Parramatta: Westfield Centre, Church Street, 2150

~~3397 539~~
~~266 8632~~

635 4188

635 4032

COUNTRY

Lismore: Cnr. Woodlark & Keen Streets, 2480

(066) 21 1701

Ext. 649

~~Newcastle: 741 Hunter Street, Newcastle West, 2302~~

~~(049) 69 4011~~

Wagga Wagga: 72 - 78 Morgan Street, 2650

(069) 23 0692

Wollongong: C.M.L. Building, 223 Crown Street, 2500

(042) 29 2199

29 2822

TYPE OF PREMISES _____

DATE OF VISIT _____

TAKE NOTICE THAT THE FOLLOWING DIRECTIONS MUST BE CARRIED OUT TO COMPLY

WITH THE DANGEROUS GOODS ACT, THIS NOTICE IS TO BE SIGNED

AND RETURNED IMMEDIATELY AFTER THE DIRECTIONS HAVE BEEN CARRIED OUT.

TIME ALLOWED TO COMPLY _____ DAYS.

SIGNED _____
DATE _____

INSPECTOR _____
DATE _____
DISTRICT OFFICER _____
* See reverse side for address



FORM B

INFLAMMABLE LIQUID ACT, 1915

APPLICANT FOR:

REGISTRATION OF PREMISES
STORE LICENCE
AMENDMENT TO REGISTRATION OR LICENCEFOR THE KEEPING OF
INFLAMMABLE LIQUID
AND/OR DANGEROUS GOODS.

10

Name of Occupier in full	Robson Excavations Pty Ltd (Surname/s)	(First Names in full)
Trading Name (if any)		
Postal Address	Box 167, P.O., GOSFORD	Postcode 2250
Address of the premises in which the depot or depots are situated	Racecourse Road, GOSFORD	Postcode 2250
Occupation		
Nature of Premises	garage	

Particulars of construction of depots and maximum quantities of inflammable liquid and/or dangerous goods to be kept at any one time.

PLEASE SKETCH SITE ON BACK OR ATTACH PLAN

Tank or Depot Number	Construction of depots *			Inflammable Liquid		Dangerous Goods						
	Walls	Roof	Floor	Mineral spirit litres	Mineral oil litres	Class 1 litres	Class 2 litres	Class 3 kg	Class 4 m ³	Class 5A litres	Class 5B litres	Class 9 litres
1	underground tank			10000								
2												
3												
4												
5												
6												
7												
8												
9												
10												
TOTAL												

* If kept in tanks describe depots as underground or aboveground tanks.

Insert water capacity of tanks or cylinders.

Name of Company supplying inflammable liquid ShellHave premises previously been licensed? Licence No. 3855-10If known, state name of previous occupier RN Robson (Gosford) P/LSignature of applicant [Signature] Date 23/9/77

PUBLIC REVENUE A/C
 CHQ 12.00
 23/9/77
 8978

FOR OFFICE USE ONLY:

EFE see notation herein

CERTIFICATE OF INSPECTION

I, [Signature] being an Inspector under the
 Inflammable Liquid Act, 1915, do hereby certify that the premises or store described above does comply with the
 requirements of that Act and regulations with regard to its situation and construction for the keeping of inflammable
 liquid and/or dangerous goods in quantity and nature specified.

Dangerous Goods Branch
 Box 846, P.O.
 DARLINGHURST 2010
 (6th Floor, 1 Oxford
 Street, Sydney)

Signature of Inspector [Signature]Date 12.6.80

Make rough sketch of ground layout of premises showing position of depot or depots and adjacent buildings, also distances separating depots and buildings. If space insufficient, attach separate plan.

EXPLANATORY NOTES

NAME IN FULL OF OCCUPIER/S Full name(s) of occupier(s) must be given. Trading name (if any) should also be shown.

NATURE OF PREMISES State whether premises comprise of dwelling, service station, depot, etc.

CONSTRUCTION OF DEPOT - If storage is in an aboveground depot indicate the material of which the depot is constructed, e.g., brick, steel, concrete, and then the amount of inflammable liquid or dangerous goods and the type being stored, e.g., mineral spirit, kerosene, acetone, etc.

If storage is within underground or aboveground tanks, indicate the quantities and type of liquid or goods being stored in each tank. Also the capacity of each individual tank. Attach separate list, if space insufficient.

The completed form should be forwarded to:

Chief Inspector of
Dangerous Goods,
Box 846, P.O.,
DARLINGHURST 2010

LICENCE NUMBER 35003855.3

Robson Excavations P/L.
Box 167 P.O.
Gosford. 2250.

15th October 1981.

~~FEE PAYABLE~~, \$ 10.00

paid
receipt no. 9028
12/12/79.

Trading Name:

Location of Premises: Rosecource Rd, West Gosford, 2250.

Nature of Premises: garage

Particulars of Construction of Depots and Maximum Quantities of Dangerous Goods to be kept at any one time—

ST 435 D. WEST. GOVERNMENT PRINTER

**Dangerous Goods Branch,
Box 846, P.O.
DARLINGHURST 2010
(6th Floor, 1 Oxford Street)**

H. N. BLACKMORE,
Chief Inspector of
Dangerous Goods



INFLAMMABLE LIQUID ACT, 1915 (AS AMENDED)

Application for Registration of Premises or Store License under Division A or for the transfer, alteration or amendment of any such Registration or License, for the keeping of Inflammable Liquid and/or Dangerous Goods, in accordance with the provisions of the Inflammable Liquid Act, 1915 (as amended), for the ensuing year.

EXPLANATORY

Inflammable Liquid—

Mineral Oil—includes kerosene, mineral turpentine and white spirit (for cleaning), and compositions containing same.
Mineral Spirit—includes petrol, benzene, benzolene, benzol and naphtha, and compositions containing same.

Dangerous Goods—

Class 1.—Acetone, amyl acetate, butyl acetate, carbon bisulphide; any combination of substances of an inflammable character suitable for use as an industrial solvent and having a true flashing point of less than 73 degrees Fahrenheit.

Class 2.—Nitro-cellulose (also known as "pyroxylin" and "collodion cotton") moistened with an alcohol, butyl alcohol (also known as "butanol"), methylated spirits, vegetable turpentine; and any liquid or solid containing inflammable spirits, having a true flashing point of less than 150 degrees Fahrenheit.

Class 3.—Nitro-cellulose product.

Class 4.—Compressed or dissolved acetylene contained in a porous substance.

DIRECTIONS

1. Applications must be forwarded to the Chief Inspector of Inflammable Liquid, Explosives Department, No. 16 Grosvenor Street, Sydney (Box 48, G.P.O.), and must be accompanied by the prescribed fee, as set out hereunder:—

Registration of Premises (Fee £1 10s. 0d. p.a.).—For quantities not exceeding 300 gallons of mineral oil and 100 gallons of mineral spirit, if kept together; or 800 gallons of mineral oil and 100 gallons of mineral spirit, if kept in separate depots; or 500 gallons of mineral spirit, if kept in an underground tank depot; or 800 gallons of mineral oil and 500 gallons of mineral spirit, if mineral spirit is kept in an underground tank depot.

In addition to, or in lieu of the above, similar quantities of Dangerous Goods of Classes 1 and 2 may be kept under the like conditions; reading Dangerous Goods of Class 1 for the words Mineral Spirit and Dangerous Goods of Class 2 for the words Mineral Oil.

Store License, Div. A (Fee, £3 5s. 0d. p.a.).—For quantities in excess of those stated above, but not exceeding 4,000 gallons mineral oil and/or mineral spirit, and/or Dangerous Goods of Classes 1 and 2.

Store License, Div. B (Fees, See Regulation 7).—For quantities exceeding 4,000 gallons of mineral and/or mineral spirit, and/or dangerous goods of Classes 1 and 2, and/or dangerous goods of Class 3.

For the keeping of Dangerous Goods of Classes 3 and/or 4. (£7 10s. 0d. p.a.).

2. The certificate of inspection at foot hereof must be signed by an Inspector under the Inflammable Liquid Act, 1915 (as amended), or Police Officer, or other officer duly authorised in that behalf, and where the premises are situated outside the Metropolitan Area of Sydney, it is requested that such certificate be obtained prior to forwarding application.

1. Name in full of occupier

R. N. ROBSON (GOSFORD) PTY. LTD.

2. Occupation

Earthmoving contractors

3. Locality of the premises in which the depot or depots are situated

No. or Name

CNR. FAUNCE & NARARA STS (MARINE ST)

Street

Town

GOSFORD

Garage & offices

Yes

4. Nature of premises (Dwelling, Garage, Store, etc.)

5. Will mineral spirit be kept in a prescribed underground tank depot?

6. Particulars of construction of depots and maximum quantities of inflammable liquid and/or Dangerous Goods to be kept at any one time.

Depot No.	Construction of Depots			Inflammable Liquid		Dangerous Goods			
	Walls	Roof	Floor	Mineral Spirit Gallons	Mineral Oil Gallons	Class 1 Gallons	Class 2 Gallons	Class 3 lb.	Class 4 cub. ft.
1	Underground Tank			2000		(2000 Distillate Exempt)			
2									
3									
4									
5									
6									
7									
8									
9	DATE OF FIRST FILL 30/9/60								
10	DATE OF FIRST FILL								

Public Revenue Account

(Date) 5-12-60

Receipt No. 0755

R. N. ROBSON (GOSFORD) PTY. LTD.

Signature of Applicant

R. N. Robson

Date of Application

17/11/60

1960

Postal Address

Cnr. Faunce & Narara Sts
West. Gosford.

CERTIFICATE OF INSPECTION

I, Albert M. Jones being an Inspector under the Inflammable Liquid Act, 1915 (as amended), do hereby certify that the premises or store herein referred to and described is suitable with regard to its situation and construction for the safe keeping of inflammable liquid and/or dangerous goods in quantity and nature specified.

Place

Gosford

Signature of Inspector

A. M. Jones Sg. Insp.

Date

18-11-60

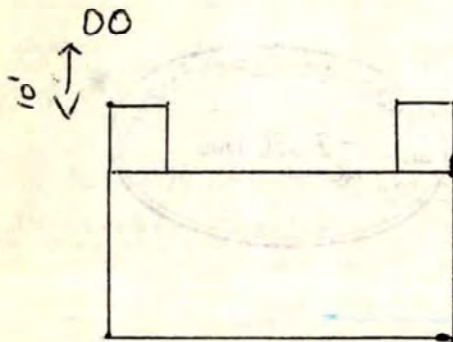
(PLEASE TURN OVER)

Make Rough Sketches showing—

Ground plans of premises showing position of depot or depots and adjacent buildings, also distances separating depots and buildings.

Sketch of depot or depots showing provision made for venting also inside dimensions (length, width, and depth) of the upper or lower portion, designed to prevent outflow.

This sketch is not required for underground tanks.



TABLES SHOWING DISTANCES WHICH UNDER LICENSE MUST SEPARATE PROTECTED WORKS FROM DEPOTS

Table I.—Where Mineral Spirit and/or Dangerous Goods of Class 1 (with or without Mineral Oil and/or Dangerous Goods of Class 2) are kept or to be kept:—

In an underground Tank Depot, in quantity exceeding 500 gallons, but not exceeding—	In an aboveground Tank Depot or other Depot, separated from protected works by a screen wall, in quantity exceeding 100 gallons, but not exceeding—	In an aboveground Tank Depot or other Depot not separated from protected works by a screen wall, in quantity exceeding 100 gallons, but not exceeding—	Distance not less than—
Gallons	Gallons	Gallons	Feet
2,000	1,000	250	10
2,400	1,200	300	11
2,800	1,400	350	12
3,200	1,600	400	13
3,600	1,800	450	14
4,000	2,000	500	15
7,200	3,600	900	16
10,400	5,200	1,300	17
13,600	6,800	1,700	18
16,800	8,400	2,100	19
20,000	10,000	2,500	20
22,000	11,000	2,750	21
24,000	12,000	3,000	22
26,000	13,000	3,250	23
28,000	14,000	3,500	24
30,000	15,000	3,750	25
32,000	16,000	4,000	26
40,000	20,000	5,000	30
80,000	40,000	10,000	40
100,000 and over	80,000	20,000	50
	160,000	40,000	75
	320,000 and over	80,000	100
		120,000	115
		240,000	130
		400,000 and over	150

Table II.—Where Mineral Oil and/or Dangerous Goods of Class 2 only are kept or to be kept:—

In an underground Tank Depot, in quantity exceeding 800 gallons, but not exceeding—	In an aboveground Tank Depot or other Depot, separated from protected works by a screen wall, in quantity exceeding 800 gallons, but not exceeding—	In an aboveground Tank Depot or other Depot not separated from protected works by a screen wall, in quantity exceeding 800 gallons, but not exceeding—	Distance not less than—
Gallons	Gallons	Gallons	Feet
4,000	2,000	1,000	10
8,000	4,000	2,000	15
14,400	7,200	3,600	16
20,800	10,400	5,200	17
40,000	20,000	10,000	20
80,000	40,000	20,000	30
160,000	80,000	40,000	40
320,000 and over	160,000	80,000	50
	320,000 and over	160,000	75
		320,000 and over	100

Provided that the distances shown above may be altered proportionately for intermediate quantities.

Protected Work means:—

Building in which any person dwells or in which persons are accustomed to assemble for the purpose of public concourse, public religious worship, public entertainment or amusement, education or discussion, and public offices; stores (including bonded or free or bonded and free combined) warehouses and buildings in which persons are employed for the purpose of any trade or business, and which are not situated on the licensed store; dock, wharf, pier, or timber yard, and that part of a harbour, port or river where it is customary for ships to berth, moor or lie; other depot in which inflammable liquid or dangerous goods are kept.

INSPECTION RECORD

Licence No. A3855

Licensee: R. N. Robson (Gosford) Pty Ltd.

Address: Jannet, Narrara St., Gosford.
(MARTIN ST)

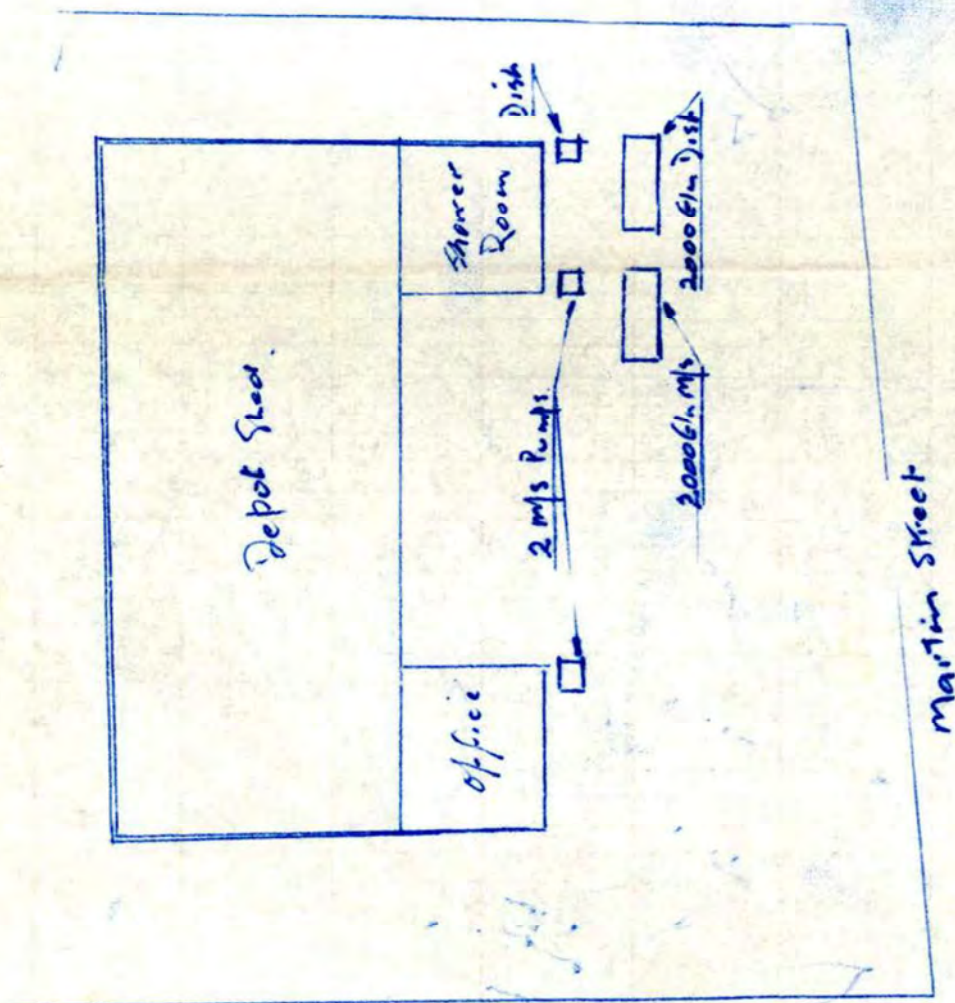
Storage licensed: 1/2000 Ball

Sketch of Premises (Dimensions of depot and distance of same from adjoining "protected works" to be shown).

See company layout plan herewith.

Inspected	Initials	Requisitions made or state of depot
29/6/62	RNB	Sat
16/10/69	RNB	Sat
6/10/72	RNB	Sat
18-4-77	AB	Sat.
10.8.78	of Davis	Sat License amended to include alcohol
12.6.80	of Davis	Sat
10/85	AB	Requies S.E.H.S sign.

2



R. W. Robson Gosford Pty Ltd
Gosford

Instal 1x2000 m/s Tank
Instal 1x2000 Dist Tank

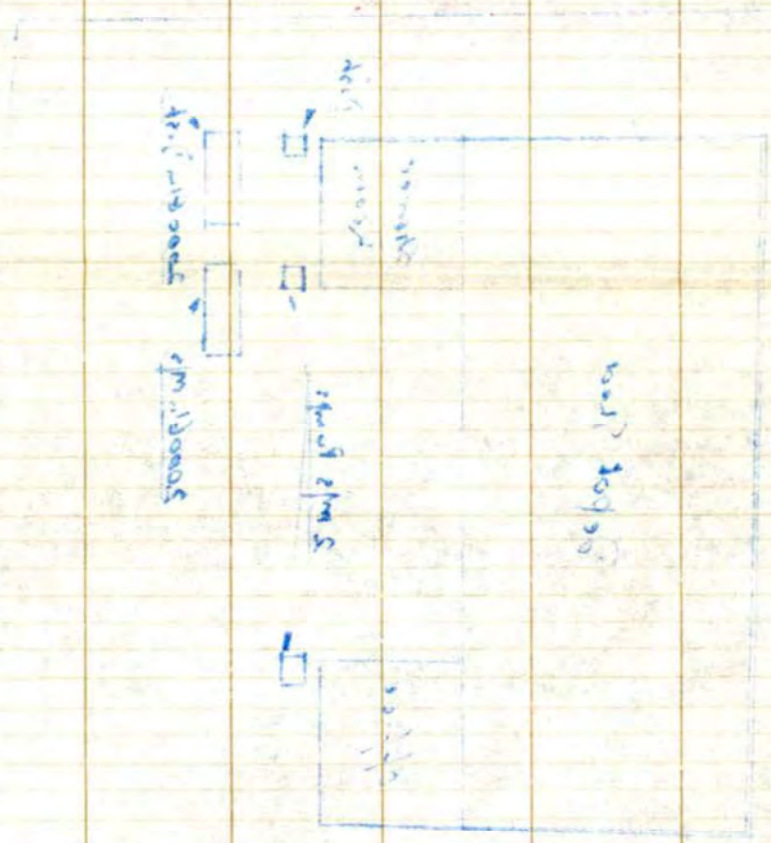


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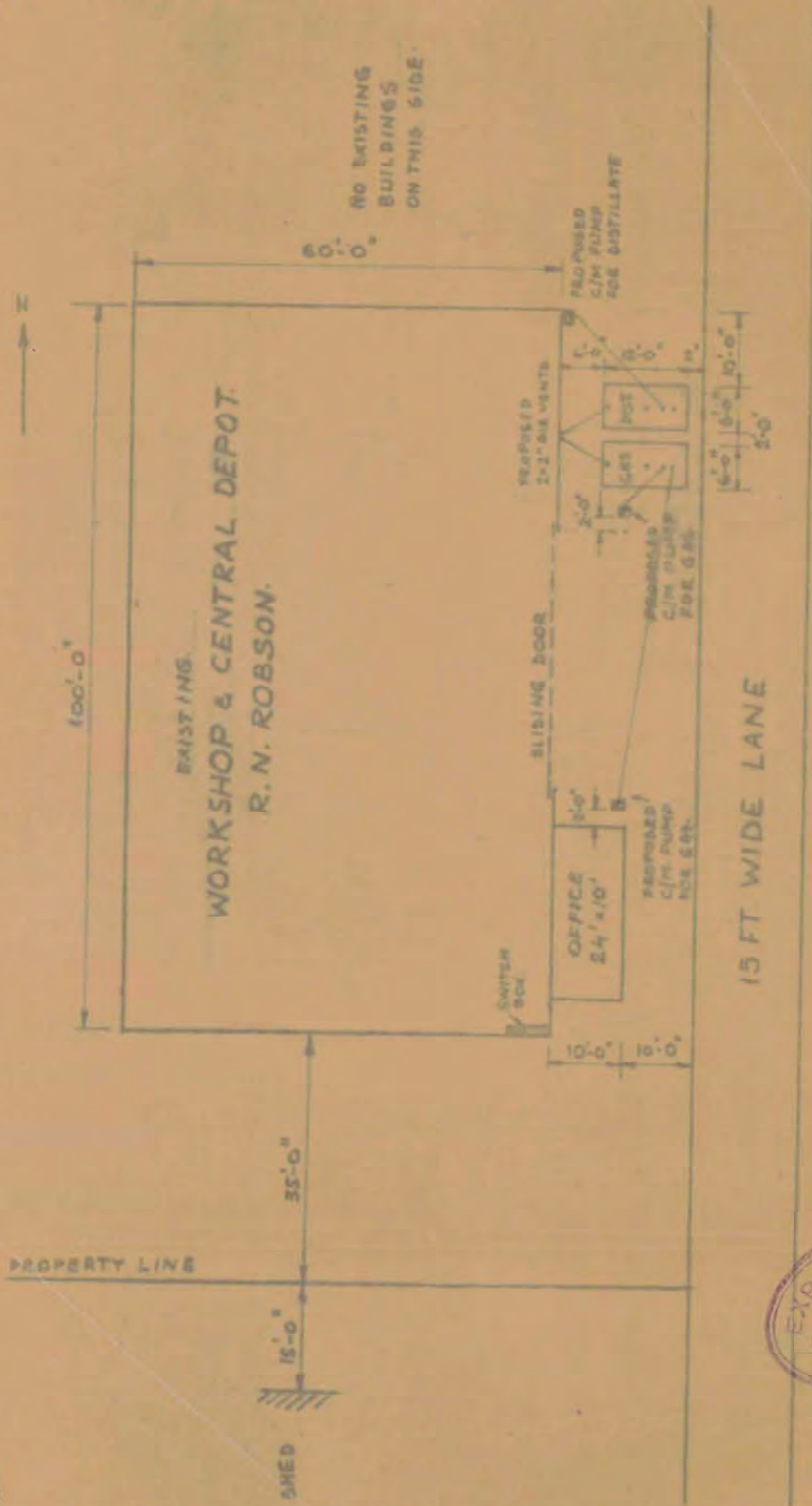
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EXPLOSIVES DEPT.
PASSED
Amundson
6.9.60

PROPOSED INSTALLATION OF 2 x 2000 GAL U/G TANKS AND 3 x C/M PUMPS
FOR R.N. ROBSON, MARTIN ST. WEST GOSFORD.

1" = 20'-0"

DATE 30-5-60
DRAWN BY F. D.

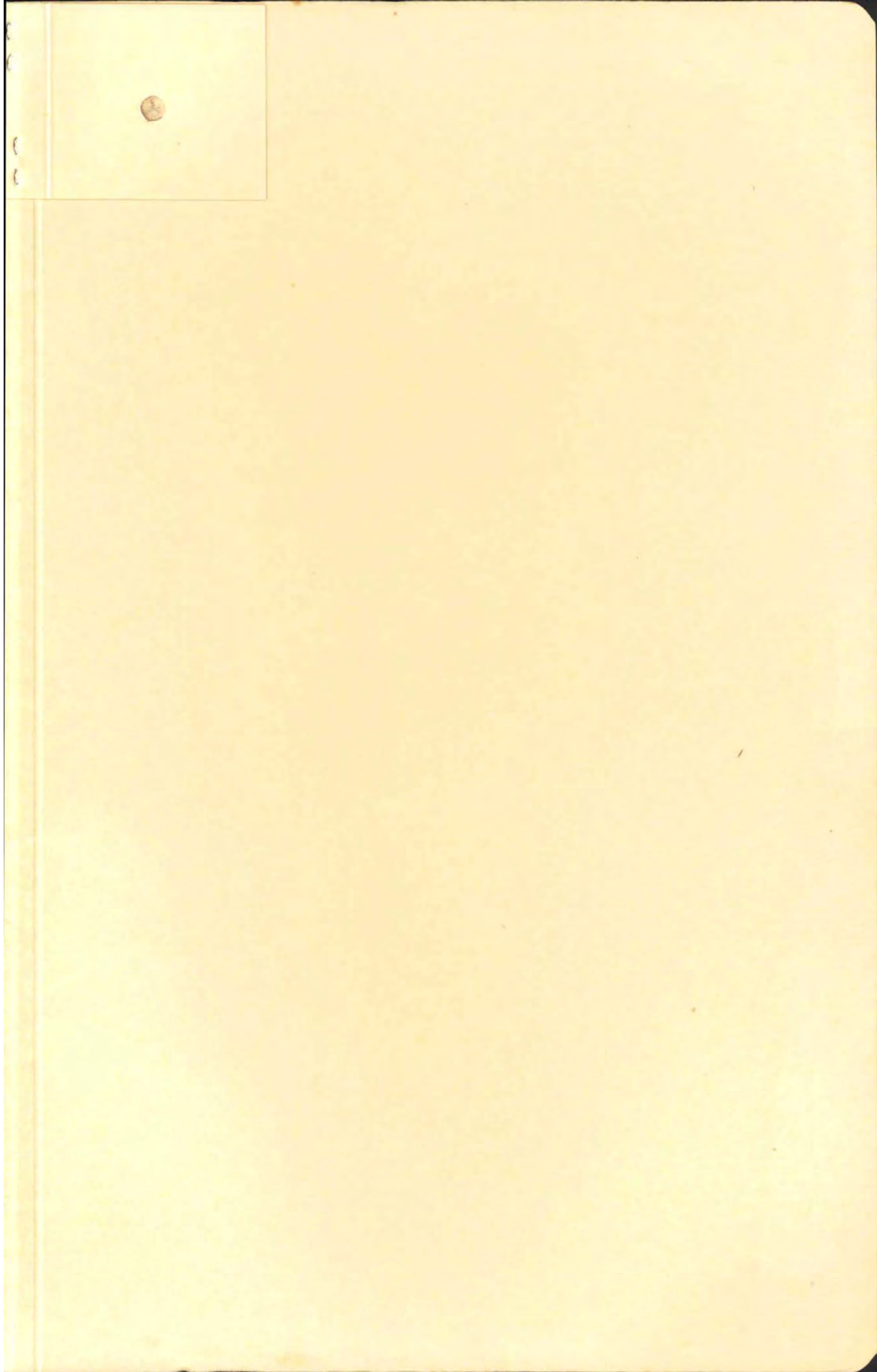
38

TOPOGRAPHIC & GEOMORPHIC
MAP OF THE
N.W. CORNER
SECTION 10, T.1N, R.1E, S.1E

100-10

100-10





35/003855



B1085077

Government Records Repository



F010143302



Asbestos Building Materials Register and Management Plan



Busways Group Pty Ltd

**9A-11 Racecourse Road
WEST GOSFORD NSW 2250**



Inspection Date: 12 December 2019

Issue Date: 21 January 2020

Report Number: 11222.07.ASSR



GETEX PTY LIMITED
ABN 99 116 287 471

Suite 2.02, Level 2, Waterloo Business Park
35 Waterloo Road, Macquarie Park NSW 2113
Phone: (02) 98892488 Fax: (02) 98892499
Email: help@getex.com.au Web: www.getex.com.au



Document Control

Revision Number	Issue Date	Document Number	Author	Author Signature	Reviewer	Reviewer Signature
Revision 0	21/01/2020	11222.07.ASSR	Lee Hands BSc (Hons)		Kris Narayan BAppSc(EMT)	

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Appendix I	Sample Register & Asbestos Sample Analysis Report
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1. CLIENT DETAILS

Client: Busways Group Pty Ltd
Client Contact: Des Moodley and Don Shipway
Client Address: 5-7 Bridge Street
PYMBLE NSW 2073

2. SITE DETAILS

Site Address: 9a-11 Racecourse Road
WEST GOSFORD NSW 2250
Date Surveyed: 12th December 2019
Surveyed By: Lee Hands BSc (Hons) Licensed Asbestos Assessor LAA001106

3. SUMMARY OF FINDINGS

The following table provides a general overview of the asbestos identified on Site. Please refer to Section 8 for the Asbestos Register for more detail.

Building	Location	Asbestos Identified	
		Friable Asbestos	Non-Friable Asbestos
Northern Stable	Exterior	1 Occurrence	7 Occurrences
	Interior	N/A	3 Occurrences
North-western Shed	Exterior	2 Occurrences	4 Occurrences
	Interior	N/A	1 Occurrence
Northern Exercise Ring	Exterior	N/A	N/A
	Interior	N/A	N/A

Building	Location	Asbestos Identified	
		Friable Asbestos	Non-Friable Asbestos
Southern Stable	Exterior	3 Occurrences	6 Occurrences
	Interior	N/A	3 Occurrences
House	Exterior	N/A	2 Occurrences
	Interior	N/A	4 Occurrences
	Ceiling Cavity	N/A	1 Occurrence
Garage	Exterior	N/A	2 Occurrences
	Interior	N/A	N/A

Table 3.1 – Summary of Asbestos Findings

Please note any areas that were not accessed (refer to Section 7 and the register in Section 8) may potentially contain asbestos and further investigation prior to refurbishment or demolition activities may be required.

4. SCOPE

Getex Pty Ltd was engaged by Des Moodley and Don Shipway of Busways Group Pty Ltd to undertake an Asbestos Materials survey for the determination of the type, condition and extent of asbestos building materials that might be present on the Site and to prepare an Asbestos Building Materials Register and an Asbestos Management Plan for the Site. The aim of the survey was to:

- Inspect all accessible areas of the site and identify any suspected asbestos containing materials (ACMs);
- Sample materials suspected of containing asbestos;
- Compile an asbestos register for the site, and;
- Provide advice regarding the ongoing management of asbestos materials identified in the survey.

The Getex Asbestos Building Materials Register & Management Plan constitutes an Asbestos Register and Asbestos Management Plan under the Safe Work Australia Code of Practice (How to Safely Remove Asbestos); the Code of Practice (How to Manage and Control Asbestos in the Workplace); and, the Code of Practice for the Management and Control of Asbestos in Workplaces [NOHSC: 2018 (2005)] which are approved under Section 274 of the Work Health and Safety Act 2011.

The Asbestos building materials register is a list of building materials identified in the investigation that fall into one of these three categories:

- 1) The material was identified as Asbestos Containing;
- 2) The material was investigated and found not to contain Asbestos, or
- 3) The material was considered to be of a type that could be confused with asbestos containing building materials (e.g. fibre cement sheeting containing no asbestos).

Entries are presented within the register relating to each material that falls into one of the three categories listed by area along with an example photo of the material.

5. GENERAL GUIDELINES FOR USE

Please follow these general guidelines in the use of this register:

- 1) Ensure that a copy of this register is available on Site and may be viewed by contractors working in the area. Copies of the register are to be supplied to any tenants on request.
- 2) If work is being conducted in a particular area identify all asbestos items within the register and ensure the relevant controls are followed by workers or contractors if working in the vicinity of the material e.g. do not drill, cut grind or sand.
- 3) Remove all identified asbestos materials from Site prior to demolition or refurbishment activities that may disturb the materials.

6. METHODOLOGY

All accessible areas of the buildings at the Site were thoroughly inspected for the determination of the type, condition and extent of asbestos building materials that might be present.

Where visual examination of a material proved to be inconclusive, samples were collected for laboratory analysis. Samples were collected by non-destructive and non-intrusive techniques where available.

Determination of materials containing or potentially containing asbestos were based on a visual examination and/or sampling and analysis.

All asbestos samples were analysed by a NATA accredited Laboratory. Asbestos samples were analysed for the qualitative identification of asbestos type fibres in bulk using Polarised Light Microscopy and Dispersion Staining Techniques.

After the completion of the asbestos materials survey, a register was prepared outlining occurrences of asbestos materials in each asset, the condition of the asbestos the treatment option required and the priority of treatment. The Asbestos Building Materials Register details the location, description, type, condition, and risk priority of presumed or identified asbestos materials.

7. AREAS NOT ACCESSED

All reasonable effort was made to investigate the entire building. Where this was not possible due to restrictions caused by construction or safety, an entry is made within the register noting that the area has not been inspected and the reason for this. Such areas include, but are not limited to:

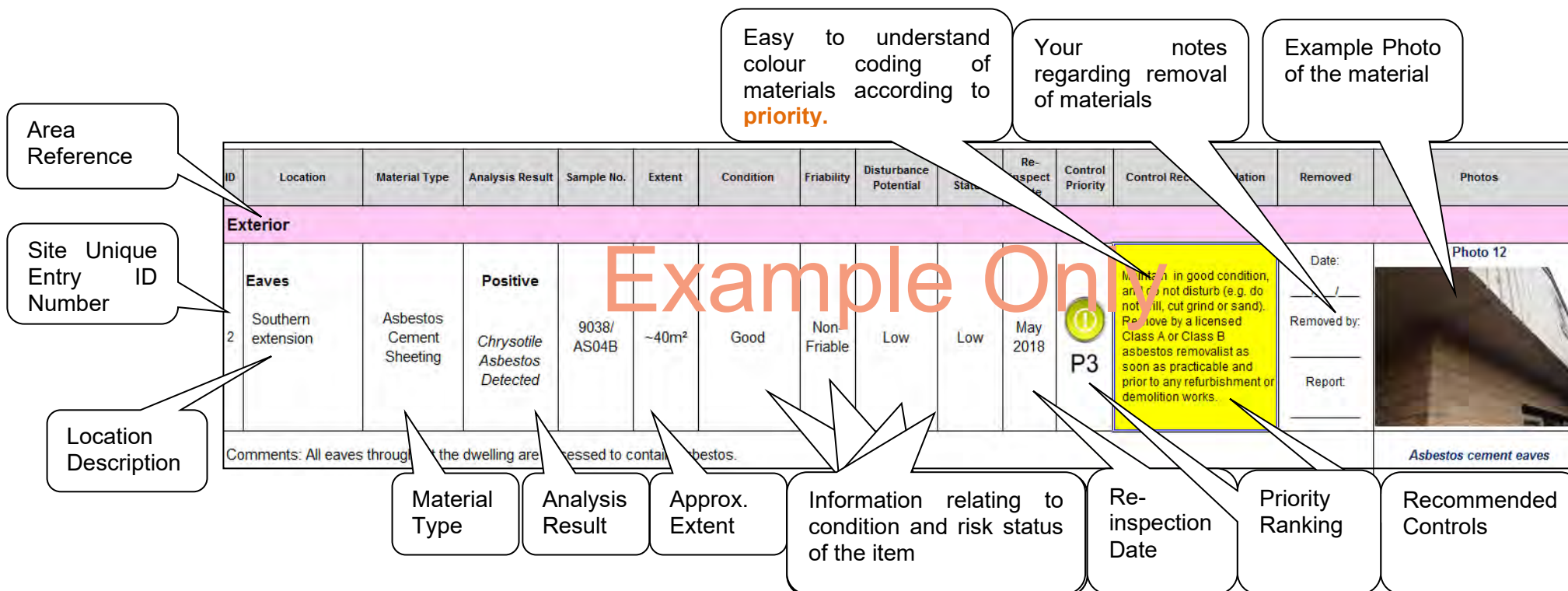
- Height restricted areas;
- Gas, electrical, chemical or pressurised service lines;
- Within service shafts, ducts and wall cavities;
- Areas obstructed by installed equipment; and
- Locked areas to which no key is available at the time of inspection.

Further investigation of these areas is required if refurbishment or demolition activities within these areas are to proceed.

8. ASBESTOS BUILDING MATERIALS REGISTER

How to Use this Register

Figure 1 below is an example entry in a typical register.



Area Reference

Site Unique Entry ID Number

Location Description

Material Type

Analysis Result

Approx. Extent

Information relating to condition and risk status of the item

Re-inspection Date

Priority Ranking

Recommended Controls

Easy to understand colour coding of materials according to priority.

Your notes regarding removal of materials

Example Photo of the material

Example Only


ID	Location	Material Type	Analysis Result	Sample No.	Extent	Condition	Friability	Disturbance Potential	Status	Re-inspection Date	Control Priority	Control Recommendation	Removed	Photos
Exterior														
2	Eaves Southern extension	Asbestos Cement Sheetting	Positive <i>Chrysotile Asbestos Detected</i>	9038/ AS04B	~40m ²	Good	Non Friable	Low	Low	May 2018	P3	Maintain in good condition, and do not disturb (e.g. do not drill, cut grind or sand). Remove by a licensed Class A or Class B asbestos removalist as soon as practicable and prior to any refurbishment or demolition works.	Date: _____ Removed by: _____ Report: _____	Photo 12 
Comments: All eaves throughout the dwelling are assessed to contain asbestos.														
Asbestos cement eaves														

Figure 1 – Example Register Entry

ASBESTOS BUILDING MATERIALS REGISTER

Prepared by Getex

Northern Stable

Site Address: 9A-11 Racecourse Road





Investigated: 12 December 2019







WEST GOSFORD NSW 2250







Consultant: Lee Hands BSc (Hons)










Asset Photo

ID	Location	Material Type	Sample No.	Analysis Result	Extent	Condition	Friability	Disturbance Potential	Risk Status	Re-inspect Date	Control Priority	Control Recommendation	Removed	Photos
Exterior														
1	Corrugated roof sheeting Throughout	Asbestos Cement Sheeting	-	Positive <i>Asbestos Detected (Visually Assessed)</i>	~160m ²	Good	Non-Friable	Low	Low	Dec 2022	 P3	Label and maintain in good condition, and do not disturb (e.g. do not drill, cut grind or sand). Remove by a licensed Class A or Class B asbestos removalist as soon as practicable and prior to any refurbishment or demolition works.	Date: ____/____/____ Removed by: ____ Report: ____	Photo 1 
														Asbestos Cement Sheeting
2	Corrugated wall panelling Throughout	Asbestos Cement Sheeting	-	Positive <i>Asbestos Detected (Visually Assessed)</i>	~20m ²	Good	Non-Friable	Low	Low	Dec 2022	 P3	Label and maintain in good condition, and do not disturb (e.g. do not drill, cut grind or sand). Remove by a licensed Class A or Class B asbestos removalist as soon as practicable and prior to any refurbishment or demolition works.	Date: ____/____/____ Removed by: ____ Report: ____	Photo 2 
														Asbestos Cement Sheeting

ID	Location	Material Type	Sample No.	Analysis Result	Extent	Condition	Friability	Disturbance Potential	Risk Status	Re-inspect Date	Control Priority	Control Recommendation	Removed	Photos
Exterior (Cont..)														
3	Eastern wing Southern wall - Flat wall panels	Asbestos Cement Sheeting	-	Assumed Positive <i>Assumed to Contain Asbestos (Visually Assessed)</i>	~8m ²	Good	Non-Friable	Low	Low	Dec 2022	 P3	Label and maintain in good condition, and do not disturb (e.g. do not drill, cut grind or sand). Remove by a licensed Class A or Class B asbestos removalist as soon as practicable and prior to any refurbishment or demolition works.	Date: _____ Removed by: _____ Report: _____	Photo 3 
Comments: Assumed to contain asbestos and to be managed as asbestos inline with other asbestos materials in the building. Its is recommended to cut back the vegetation to prevent damage caused by branch scratches.														Asbestos Cement Sheeting (Obscured by Bush)
4	Northern embankment Five metres north-west of stable	Asbestos Cement Sheeting Debris	-	Positive <i>Asbestos Detected (Visually Assessed)</i>	~1m ²	Good/ Minor Damage	Non-Friable	Low	Low	Dec 2022	 P3	Restrict access and erect appropriate signage at the entrances to the area. Conduct a sparrow pick of the area by a licensed Class A or Class B asbestos removalist as soon as practicable.	Date: _____ Removed by: _____ Report: _____	Photo 4 
														Asbestos Cement Sheeting Debris
5	Northern wing Northern wall - Western end - Adjacent wall - Debris	Asbestos Cement Sheeting Debris	-	Positive <i>Asbestos Detected (Visually Assessed)</i>	~1m ²	Good/ Minor Cracking	Non-Friable	Low	Low	Dec 2022	 P3	Restrict access and erect appropriate signage at the entrances to the area. Conduct a sparrow pick of the area by a licensed Class A or Class B asbestos removalist as soon as practicable.	Date: _____ Removed by: _____ Report: _____	Photo 5 
														Asbestos Cement Sheeting Debris

ID	Location	Material Type	Sample No.	Analysis Result	Extent	Condition	Friability	Disturbance Potential	Risk Status	Re-inspect Date	Control Priority	Control Recommendation	Removed	Photos
Exterior (Cont..)														
6	Roof Fascia end capping panels	Asbestos Cement Sheeting	-	Positive <i>Asbestos Detected (Visually Assessed)</i>	20 lineal metres	Good	Non-Friable	Low	Low	Dec 2022	 P3	Label and maintain in good condition, and do not disturb (e.g. do not drill, cut grind or sand). Remove by a licensed Class A or Class B asbestos removalist as soon as practicable and prior to any refurbishment or demolition works.	Date: _____ Removed by: _____ Report: _____	Photo 6 
														Asbestos Cement Sheeting
7	Western wing Western all - Adjacent ground surfaces - Below drip line of roof	Soil	11222.07/AS04	Positive <i>Chrysotile & Amosite Asbestos Detected</i>	~20m ²	Poor	Friable	Medium	High	Jan 2020	 P1	Restrict access and erect appropriate signage around the area. Remove under friable conditions by a licensed Class A asbestos removalist as soon as practicable.	Date: _____ Removed by: _____ Report: _____	Photo 7 
Comments: Without extensive sample collection and analysis the full extent of the asbestos contamination can not be fully determined. It is recommended that remediation of the area is conducted over a larger area to ensure all asbestos contamination is removed.														Soil
8	Western wing Western all - Adjacent ground surfaces - Debris (old gutters)	Asbestos Cement Sheeting Debris	-	Positive <i>Asbestos Detected (Visually Assessed)</i>	~4m ²	Moderate	Non-Friable	Medium	Medium	Dec 2020	 P2	Restrict access and erect appropriate signage at the entrances to the area. Conduct a sparrow pick of the area by a licensed Class A or Class B asbestos removalist as soon as practicable.	Date: _____ Removed by: _____ Report: _____	Photo 8 
														Asbestos Cement Sheeting Debris

ID	Location	Material Type	Sample No.	Analysis Result	Extent	Condition	Friability	Disturbance Potential	Risk Status	Re-inspect Date	Control Priority	Control Recommendation	Removed	Photos
Interior														
9	Corrugated roof Underside of roof - Throughout	Asbestos Cement Sheeting	-	Positive <i>Asbestos Detected (Visually Assessed)</i>	~160m ²	Good	Non-Friable	Low	Low	Dec 2022	 P3	Label and maintain in good condition, and do not disturb (e.g. do not drill, cut grind or sand). Remove by a licensed Class A or Class B asbestos removalist as soon as practicable and prior to any refurbishment or demolition works.	Date: _/_/_/ Removed by: _____ Report: _____	Photo 9 
														Asbestos Cement Sheeting
10	Corrugated wall panelling Throughout	Asbestos Cement Sheeting	-	Positive <i>Asbestos Detected (Visually Assessed)</i>	~20m ²	Good	Non-Friable	Low	Low	Dec 2022	 P3	Label and maintain in good condition, and do not disturb (e.g. do not drill, cut grind or sand). Remove by a licensed Class A or Class B asbestos removalist as soon as practicable and prior to any refurbishment or demolition works.	Date: _/_/_/ Removed by: _____ Report: _____	Photo 10 
Comments: Access to the asbestos wall panels by horses using the stables is restricted using wire mesh.														Asbestos Cement Sheeting
11	Doors and dividers- Panelling	Timber	-	Negative No Asbestos Detected (Visually Assessed)	-	-	-	-	-	-	-	-	-	Photo 11 
														Timber

ID	Location	Material Type	Sample No.	Analysis Result	Extent	Condition	Friability	Disturbance Potential	Risk Status	Re-inspect Date	Control Priority	Control Recommendation	Removed	Photos
Interior (Cont..)														
12	Eastern wing Southern wall - Flat wall panels	Asbestos Cement Sheeting	-	Assumed Positive <i>Assumed to Contain Asbestos (Visually Assessed)</i>	~8m ²	Good	Non-Friable	Low	Low	Dec 2022	 P3	Label and maintain in good condition, and do not disturb (e.g. do not drill, cut grind or sand). Remove by a licensed Class A or Class B asbestos removalist as soon as practicable and prior to any refurbishment or demolition works.	Date: _____ Removed by: _____ Report: _____	Photo 12 
Comments: Access to the asbestos wall panels by horses using the stables is restricted using wire mesh.														<i>Asbestos Cement Sheeting</i>

ASBESTOS BUILDING MATERIALS REGISTER

Prepared by Getex

North-Eastern Shed

Site Address: 9A-11 Racecourse Road





Investigated: 12 December 2019







WEST GOSFORD NSW 2250





Consultant: Lee Hands BSc (Hons)



Asset Photo

ID	Location	Material Type	Sample No.	Analysis Result	Extent	Condition	Friability	Disturbance Potential	Risk Status	Re-inspect Date	Control Priority	Control Recommendation	Removed	Photos
Exterior														
13	Corrugated roof sheeting Throughout	Asbestos Cement Sheeting	-	Positive <i>Asbestos Detected (Visually Assessed)</i>	~40m ²	Good	Non-Friable	Low	Low	Dec 2022	 P3	Label and maintain in good condition, and do not disturb (e.g. do not drill, cut grind or sand). Remove by a licensed Class A or Class B asbestos removalist as soon as practicable and prior to any refurbishment or demolition works.	Date: ____/____/____ Removed by: ____ Report: ____	Photo 13 
														Asbestos Cement Sheeting
14	Eastern side of building Broken gutter	Asbestos Cement Sheeting	-	Positive <i>Asbestos Detected (Visually Assessed)</i>	2 lineal metres	Moderate	Non-Friable	Medium	Medium	Dec 2020	 P2	Label materials, restrict access and remove by a licensed Class A or Class B asbestos removalist as soon as practicable.	Date: ____/____/____ Removed by: ____ Report: ____	Photo 14 
Comments: Gutter may fall and break on ground releasing asbestos detritus (in gutter) and airborne fibres.														Asbestos Cement Sheeting

ID	Location	Material Type	Sample No.	Analysis Result	Extent	Condition	Friability	Disturbance Potential	Risk Status	Re-inspect Date	Control Priority	Control Recommendation	Removed	Photos
Exterior (Cont..)														
15	Eastern side of the building Gutter - Detritus in gutter	Detritus	-	Positive <i>Asbestos Detected (Visually Assessed)</i>	2 lineal metres	Poor	Friable	High	High	Jan 2020	 P1	Restrict access and erect appropriate signage around the area. Remove under friable conditions by a licensed Class A asbestos removalist as soon as practicable.	Date: _____ Removed by: _____ Report: _____	Photo 15 
														Gutter Detritus
16	Eastern side of the building Materials below roof drip line	Detritus	-	Assumed Positive <i>Assumed to Contain Asbestos (Visually Assessed)</i>	~8m ²	Poor	Friable	High	High	Jan 2020	 P1	Restrict access and erect appropriate signage around the area. Remove under friable conditions by a licensed Class A asbestos removalist as soon as practicable.	Date: _____ Removed by: _____ Report: _____	Photo 16 
Comments: It is assumed that all items below the drip line of the roof contain asbestos detritus.														Detritus Covered Materials
17	Northern, western and southern sides Top of wall - Fascia panels	Asbestos Cement Sheeting	Same as Sample 11222.07/ AS06	Positive <i>Asbestos Detected (Assessed to be similar to previous sample)</i>	~15m ²	Good/ Minor Damage	Non-Friable	Low	Low	Dec 2022	 P3	Label and maintain in good condition, and do not disturb (e.g. do not drill, cut grind or sand). Remove by a licensed Class A or Class B asbestos removalist as soon as practicable and prior to any refurbishment or demolition works.	Date: _____ Removed by: _____ Report: _____	Photo 17 
														Asbestos Cement Sheeting

ID	Location	Material Type	Sample No.	Analysis Result	Extent	Condition	Friability	Disturbance Potential	Risk Status	Re-inspect Date	Control Priority	Control Recommendation	Removed	Photos
Exterior (Cont..)														
18	Southern side of building Ground surfaces - Fascia panel debris	Asbestos Cement Sheeting Debris	11222.07/AS06	Positive <i>Chrysotile & Amosite Asbestos Detected</i>	~2m ²	Moderate	Non-Friable	High	Medium	Dec 2020	 P2	Restrict access and erect appropriate signage at the entrances to the area. Conduct a sparrow pick of the area by a licensed Class A or Class B asbestos removalist as soon as practicable.	Date: _____ Removed by: _____ Report: _____	Photo 18 
														Asbestos Cement Sheeting Debris
Interior														
19	Corrugated roof Underside of roof - Throughout	Asbestos Cement Sheeting	-	Positive <i>Asbestos Detected (Visually Assessed)</i>	~40m ²	Good	Non-Friable	Low	Low	Dec 2022	 P3	Label and maintain in good condition, and do not disturb (e.g. do not drill, cut grind or sand). Remove by a licensed Class A or Class B asbestos removalist as soon as practicable and prior to any refurbishment or demolition works.	Date: _____ Removed by: _____ Report: _____	Photo 19 
														Asbestos Cement Sheeting

ASBESTOS BUILDING MATERIALS REGISTER

Prepared by Getex

Northern Exercise Ring

Site Address: 9A-11 Racecourse Road



Investigated: 12 December 2019

WEST GOSFORD NSW 2250

Consultant: Lee Hands BSc (Hons)



Asset Photo

ID	Location	Material Type	Sample No.	Analysis Result	Extent	Condition	Friability	Disturbance Potential	Risk Status	Re-inspect Date	Control Priority	Control Recommendation	Removed	Photos
Exterior														
20	Exterior surfaces Throughout	Various	-	Negative No Asbestos Detected (Visually Assessed)	-	-	-	-	-	-	-	-	-	Photo 20 
														Exterior View
Interior														
21	Interior surfaces Throughout	Various	-	Negative No Asbestos Detected (Visually Assessed)	-	-	-	-	-	-	-	-	-	Photo 21 
														Interior View

ASBESTOS BUILDING MATERIALS REGISTER

Prepared by Getex

Southern Stable

Site Address: 9A-11 Racecourse Road





Investigated: 12 December 2019







WEST GOSFORD NSW 2250







Consultant: Lee Hands BSc (Hons)












Asset Photo

ID	Location	Material Type	Sample No.	Analysis Result	Extent	Condition	Friability	Disturbance Potential	Risk Status	Re-inspect Date	Control Priority	Control Recommendation	Removed	Photos
Exterior														
22	Eastern side Lean to stables - Western half of roof	Asbestos Cement Sheetting	-	Positive <i>Asbestos Detected (Visually Assessed)</i>	~150m ²	Good	Non-Friable	Low	Low	Dec 2022	 P3	Label and maintain in good condition, and do not disturb (e.g. do not drill, cut grind or sand). Remove by a licensed Class A or Class B asbestos removalist as soon as practicable and prior to any refurbishment or demolition works.	Date: ____/____/____ Removed by: ____ Report: ____	Photo 22 
														Asbestos Cement Sheetting at Rear
23	Gutters throughout Detritus	Detritus	-	Positive <i>Asbestos Detected (Visually Assessed)</i>	50 lineal metres	Poor	Friable	Low	Medium	Dec 2020	 P2	Restrict access and erect appropriate signage around the area. Remove under friable conditions by a licensed Class A asbestos removalist as soon as practicable.	Date: ____/____/____ Removed by: ____ Report: ____	Photo 23 
Comments: Western gutter is full of detritus and may overflow if not cleaned.														Detritus in Western Gutter

ID	Location	Material Type	Sample No.	Analysis Result	Extent	Condition	Friability	Disturbance Potential	Risk Status	Re-inspect Date	Control Priority	Control Recommendation	Removed	Photos
Exterior (Cont..)														
24	Northern and southern ends Upper and lower gables - Wall sheeting	Asbestos Cement Sheetting	-	Positive <i>Asbestos Detected (Visually Assessed)</i>	~60m ²	Good	Non-Friable	Low	Low	Dec 2022	 P3	Label and maintain in good condition, and do not disturb (e.g. do not drill, cut grind or sand). Remove by a licensed Class A or Class B asbestos removalist as soon as practicable and prior to any refurbishment or demolition works.	Date: _____ Removed by: _____ Report: _____	Photo 24 
														Asbestos Cement Sheetting
25	North-west and south-west corners Downpipes	Asbestos Cement Piping	-	Positive <i>Asbestos Detected (Visually Assessed)</i>	2 pipes	Good/ Minor Damage	Non-Friable	Low	Low	Dec 2022	 P3	Label, seal any damaged areas and maintain in good condition. Do not disturb (e.g. do not drill, cut grind or sand). Remove by a licensed Class A or Class B asbestos removalist as soon as practicable and prior to any refurbishment or demolition works.	Date: _____ Removed by: _____ Report: _____	Photo 25 
														Asbestos Cement Piping
26	North-west corner Concrete floor below gutter drain point	Leaves & Detritus	11222.07/ AS09	Positive <i>Chrysotile & Amosite Asbestos Detected</i>	~16m ²	Poor	Friable	High	High	Jan 2020	 P1	Restrict access and erect appropriate signage around the area. Remove under friable conditions by a licensed Class A asbestos removalist as soon as practicable.	Date: _____ Removed by: _____ Report: _____	Photo 26 
Comments: Without extensive sample collection and analysis the full extent of the asbestos contamination can not be fully determined. It is recommended that remediation of the area is conducted over a larger area to ensure all asbestos contamination is removed.														Leaves & Detritus

ID	Location	Material Type	Sample No.	Analysis Result	Extent	Condition	Friability	Disturbance Potential	Risk Status	Re-inspect Date	Control Priority	Control Recommendation	Removed	Photos
Exterior (Cont..)														
27	Roof Upper and lower roofs and edging caps	Asbestos Cement Sheeting	-	Positive <i>Asbestos Detected (Visually Assessed)</i>	~350m ²	Good	Non-Friable	Low	Low	Dec 2022	 P3	Label and maintain in good condition, and do not disturb (e.g. do not drill, cut grind or sand). Remove by a licensed Class A or Class B asbestos removalist as soon as practicable and prior to any refurbishment or demolition works.	Date: _____ Removed by: _____ Report: _____	Photo 27 
														Asbestos Cement Sheeting
28	Southern wall Meter box	Electrical Backing Board	-	Positive <i>Asbestos Detected (Visually Assessed)</i>	~1m ²	Good	Non-Friable	Low	Low	Dec 2022	 P3	Label, maintain in good condition, and do not disturb (e.g. do not drill, cut grind or sand). Remove by a licensed Class A or Class B asbestos removalist as soon as practicable and prior to any refurbishment, demolition works or any electrical works that require drilling.	Date: _____ Removed by: _____ Report: _____	Photo 28 
														Electrical Backing Board
29	South-west corner Grassed surfaces below gutter drain point	Soil	11222.07/AS10	Positive <i>Chrysotile & Amosite Asbestos Detected</i>	~16m ²	Poor	Friable	High	High	Jan 2020	 P1	Restrict access and erect appropriate signage around the area. Remove under friable conditions by a licensed Class A asbestos removalist as soon as practicable.	Date: _____ Removed by: _____ Report: _____	Photo 29 
Comments: Without extensive sample collection and analysis the full extent of the asbestos contamination can not be fully determined. It is recommended that remediation of the area is conducted over a larger area to ensure all asbestos contamination is removed.														Soil

ID	Location	Material Type	Sample No.	Analysis Result	Extent	Condition	Friability	Disturbance Potential	Risk Status	Re-inspect Date	Control Priority	Control Recommendation	Removed	Photos
Exterior (Cont..)														
30	Western side of the building Gutters	Asbestos Cement Sheeting	-	Positive <i>Asbestos Detected (Visually Assessed)</i>	25 lineal metres	Good	Non-Friable	Low	Low	Dec 2022	 P3	Label and maintain in good condition, and do not disturb (e.g. do not drill, cut grind or sand). Remove by a licensed Class A or Class B asbestos removalist as soon as practicable and prior to any refurbishment or demolition works.	Date: _____ Removed by: _____ Report: _____	Photo 30 
														<i>Asbestos Cement Sheeting</i>
Interior														
31	Corrugated roof Underside of roof throughout	Asbestos Cement Sheeting	-	Positive <i>Asbestos Detected (Visually Assessed)</i>	~350m ²	Good	Non-Friable	Low	Low	Dec 2022	 P3	Label and maintain in good condition, and do not disturb (e.g. do not drill, cut grind or sand). Remove by a licensed Class A or Class B asbestos removalist as soon as practicable and prior to any refurbishment or demolition works.	Date: _____ Removed by: _____ Report: _____	Photo 31 
														<i>Asbestos Cement Sheeting</i>
32	Northern and southern ends Upper and lower gables - Wall sheeting	Asbestos Cement Sheeting	-	Positive <i>Asbestos Detected (Visually Assessed)</i>	~60m ²	Good	Non-Friable	Low	Low	Dec 2022	 P3	Label and maintain in good condition, and do not disturb (e.g. do not drill, cut grind or sand). Remove by a licensed Class A or Class B asbestos removalist as soon as practicable and prior to any refurbishment or demolition works.	Date: _____ Removed by: _____ Report: _____	Photo 32 
														<i>Asbestos Cement Sheeting</i>

ID	Location	Material Type	Sample No.	Analysis Result	Extent	Condition	Friability	Disturbance Potential	Risk Status	Re-inspect Date	Control Priority	Control Recommendation	Removed	Photos
Interior (Cont..)														
33	South-east toilet and office rooms Throughout	Various	-	Negative No Asbestos Detected (Visually Assessed)	-	-	-	-	-	-	-	-	-	Photo 33 
														Toilet
34	Southern wall Western end - Meter boxes (x2)	Electrical Backing Board	-	Positive Asbestos Detected (Visually Assessed)	~2m ²	Good	Non-Friable	Low	Low	Dec 2022	 P3	Label, maintain in good condition, and do not disturb (e.g. do not drill, cut grind or sand). Remove by a licensed Class A or Class B asbestos removalist as soon as practicable and prior to any refurbishment, demolition works or any electrical works that require drilling.	Date: _____ Removed by: _____ Report: _____	Photo 34 
														Electrical Backing Board

ASBESTOS BUILDING MATERIALS REGISTER

Prepared by Getex

House

Site Address: 9A-11 Racecourse Road




Investigated: 12 December 2019






WEST GOSFORD NSW 2250





Consultant: Lee Hands BSc (Hons)









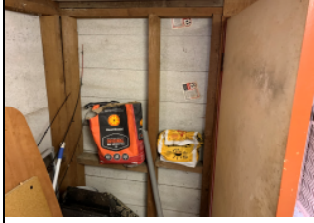
Asset Photo






ID	Location	Material Type	Sample No.	Analysis Result	Extent	Condition	Friability	Disturbance Potential	Risk Status	Re-inspect Date	Control Priority	Control Recommendation	Removed	Photos
Exterior														
35	Eaves and awnings Soffit boards	Asbestos Cement Sheeting	11222.07/AS14	Positive <i>Chrysotile Asbestos Detected</i>	~24m ²	Good	Non-Friable	Low	Low	Dec 2022	 P3	Label and maintain in good condition, and do not disturb (e.g. do not drill, cut grind or sand). Remove by a licensed Class A or Class B asbestos removalist as soon as practicable and prior to any refurbishment or demolition works.	Date: ____/____/____ Removed by: ____ Report: ____	Photo 35 
														Asbestos Cement Sheeting
36	Roof Gable ends (x2) - Between outer roof tile and fascia - Cement sheeting lining	Fibre Cement Sheeting	11222.07/AS17	Negative No Asbestos Detected	-	-	-	-	-	-	-	-	-	Photo 36 
														Fibre Cement Sheeting

ID	Location	Material Type	Sample No.	Analysis Result	Extent	Condition	Friability	Disturbance Potential	Risk Status	Re-inspect Date	Control Priority	Control Recommendation	Removed	Photos
Exterior (Cont..)														
37	Southern wall Meter boxes (x2) - Electrical backing board	Timber	-	Negative No Asbestos Detected (Visually Assessed)	-	-	-	-	-	-	-	-	-	Photo 37 
														Timber
38	Wall cladding Weatherboards - Throughout	Asbestos Cement Sheeting	-	Positive <i>Asbestos Detected (Visually Assessed)</i>	~155m ²	Good	Non- Friable	Low	Low	Dec 2022	 P3	Label and maintain in good condition, and do not disturb (e.g. do not drill, cut grind or sand). Remove by a licensed Class A or Class B asbestos removalist as soon as practicable and prior to any refurbishment or demolition works.	Date: ____/____/____ Removed by: _____ Report: _____	Photo 38 
														Asbestos Cement Sheetting
Interior - Ground Floor														
39	Centre hallway Meter box	Electrical Backing Board	-	Assumed Positive <i>Assumed to Contain Asbestos (Visually Assessed)</i>	~1m ²	Good	Non- Friable	Low	Low	Dec 2022	 P3	Label, maintain in good condition, and do not disturb (e.g. do not drill, cut grind or sand). Remove by a licensed Class A or Class B asbestos removalist as soon as practicable and prior to any refurbishment, demolition works or any electrical works that require drilling.	Date: ____/____/____ Removed by: _____ Report: _____	Photo 39 
														Electrical Backing Board

ID	Location	Material Type	Sample No.	Analysis Result	Extent	Condition	Friability	Disturbance Potential	Risk Status	Re-inspect Date	Control Priority	Control Recommendation	Removed	Photos
Interior - Ground Floor (Cont..)														
40	Centre hallway Northern wall - Cavity space - Eastern wall - Weatherboards	Asbestos Cement Sheeting	-	Positive <i>Asbestos Detected (Visually Assessed)</i>	~3m ²	Moderate	Non- Friable	Low	Low	Dec 2022	 P3	Label materials, restrict access and remove by a licensed Class A or Class B asbestos removalist as soon as practicable and prior to any refurbishment or demolition works.	Date: ____/____/____ Removed by: _____ Report: _____	 Photo 40
														Asbestos Cement Sheeting
41	Centre hallway Northern wall - Cavity space - Northern wall - Sheeting	Fibre Cement Sheeting	Same as Sample 11222.07/ AS12	Negative No Asbestos Detected (Assessed to be similar to previous sample)	-	-	-	-	-	-	-	-	-	 Photo 41
														Fibre Cement Sheeting
42	Eastern toilet and laundry Walls	Fibre Cement Sheeting	11222.07/ AS11	Negative No Asbestos Detected	-	-	-	-	-	-	-	-	-	 Photo 42
Comments: Some walls have skim plaster over fibre cement sheeting.														Fibre Cement Sheeting

ID	Location	Material Type	Sample No.	Analysis Result	Extent	Condition	Friability	Disturbance Potential	Risk Status	Re-inspect Date	Control Priority	Control Recommendation	Removed	Photos
Interior - Ground Floor (Cont..)														
43	North-east entrance hall Northern boiler cupboard - Walls	Fibre Cement Sheeting	Same as Sample 11222.07/AS12	Negative No Asbestos Detected (Assessed to be similar to previous sample)	-	-	-	-	-	-	-	-	-	Photo 43 
														<i>Fibre Cement Sheeting</i>
44	North-east entrance hall Walls	Fibre Cement Sheeting	Same as Sample 11222.07/AS12	Negative No Asbestos Detected (Assessed to be similar to previous sample)	-	-	-	-	-	-	-	-	-	Photo 44 
														<i>Fibre Cement Sheeting</i>
45	North-east laundry Walls and ceiling	Fibre Cement Sheeting	11222.07/AS12	Negative No Asbestos Detected	-	-	-	-	-	-	-	-	-	Photo 45 
														<i>Fibre Cement Sheeting</i>

ID	Location	Material Type	Sample No.	Analysis Result	Extent	Condition	Friability	Disturbance Potential	Risk Status	Re-inspect Date	Control Priority	Control Recommendation	Removed	Photos
Interior - Ground Floor (Cont..)														
46	North-east store room Ceiling	Fibre Cement Sheeting	Same as Sample 11222.07/AS12	Negative No Asbestos Detected (Assessed to be similar to previous sample)	-	-	-	-	-	-	-	-	-	Photo 46 
														Fibre Cement Sheeting
47	North-east store room Eastern wall - Mounting board	Fibre Cement Sheeting	Same as Sample 11222.07/AS12	Negative No Asbestos Detected (Assessed to be similar to previous sample)	-	-	-	-	-	-	-	-	-	Photo 47 
														Fibre Cement Sheeting
48	Southern wall Interior side of weatherboards	Asbestos Cement Sheeting	-	Positive Asbestos Detected (Visually Assessed)	~2m ²	Good	Non-Friable	High	Low	Dec 2022	 P3	Maintain in good condition, and do not disturb (e.g. do not drill, cut grind or sand). Remove by a licensed Class A or Class B asbestos removalist as soon as practicable and prior to any refurbishment or demolition works.	Date: ____/____/____ Removed by: ____ Report: ____	Photo 48 
Comments: Recommend to seal with paint to prevent accidental damage. Labelled with manufacturers label indicating product contains small percentage of asbestos.														Asbestos Cement Sheeting

ID	Location	Material Type	Sample No.	Analysis Result	Extent	Condition	Friability	Disturbance Potential	Risk Status	Re-inspect Date	Control Priority	Control Recommendation	Removed	Photos
Interior - First Floor														
49	Bathroom Floor - Sheeting under tiles (accessed via ground floor northern boiler cupboard)	Asbestos Cement Sheeting	11222.07/AS13	Positive <i>Chrysotile Asbestos Detected</i>	~20m ²	Good	Non-Friable	Low	Low	Dec 2022	 P3	Label and maintain in good condition, and do not disturb (e.g. do not drill, cut grind or sand). Remove by a licensed Class A or Class B asbestos removalist as soon as practicable and prior to any refurbishment or demolition works.	Date: _/_/_/ Removed by: _____ Report: _____	Photo 49 
														Asbestos Cement Sheeting
50	Bathroom Walls	Fibre Cement Sheeting	Same as Sample 11222.07/AS12	Negative No Asbestos Detected (Assessed to be similar to previous sample)	-	-	-	-	-	-	-	-	-	Photo 50 
														Fibre Cement Sheeting
Interior - Ceiling Cavity														
51	Gable ends Interior face of weatherboards	Asbestos Cement Sheeting	-	Positive <i>Asbestos Detected (Visually Assessed)</i>	~20m ²	Good	Non-Friable	Low	Low	Dec 2022	 P3	Label and maintain in good condition, and do not disturb (e.g. do not drill, cut grind or sand). Remove by a licensed Class A or Class B asbestos removalist as soon as practicable and prior to any refurbishment or demolition works.	Date: _/_/_/ Removed by: _____ Report: _____	Photo 51 
														Asbestos Cement Sheeting

ASBESTOS BUILDING MATERIALS REGISTER

Prepared by Getex

Garage

Site Address: 9A-11 Racecourse Road




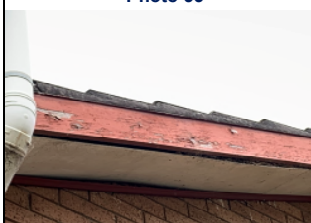
Investigated: 12 December 2019


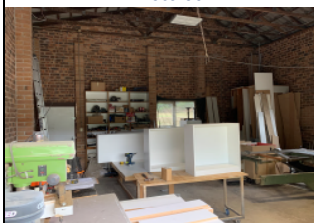
WEST GOSFORD NSW 2250

Consultant: Lee Hands BSc (Hons)



Asset Photo

ID	Location	Material Type	Sample No.	Analysis Result	Extent	Condition	Friability	Disturbance Potential	Risk Status	Re-inspect Date	Control Priority	Control Recommendation	Removed	Photos
Exterior														
52	Eaves Soffit boards	Asbestos Cement Sheeting	11222.07/AS16	Positive <i>Chrysotile Asbestos Detected</i>	~12m ²	Good	Non-Friable	Low	Low	Dec 2022	 P3	Label and maintain in good condition, and do not disturb (e.g. do not drill, cut grind or sand). Remove by a licensed Class A or Class B asbestos removalist as soon as practicable and prior to any refurbishment or demolition works.	Date: _/_/_ Removed by: _____ Report: _____	Photo 52 
														Asbestos Cement Sheeting
53	Roof Gable ends (x2) - Between outer roof tile and fascia - Cement sheeting lining	Asbestos Cement Sheeting	11222.07/AS15	Positive <i>Chrysotile Asbestos Detected</i>	14 lineal metres	Good	Non-Friable	Low	Low	Dec 2022	 P3	Label and maintain in good condition, and do not disturb (e.g. do not drill, cut grind or sand). Remove by a licensed Class A or Class B asbestos removalist as soon as practicable and prior to any refurbishment or demolition works.	Date: _/_/_ Removed by: _____ Report: _____	Photo 53 
														Asbestos Cement Sheeting

ID	Location	Material Type	Sample No.	Analysis Result	Extent	Condition	Friability	Disturbance Potential	Risk Status	Re-inspect Date	Control Priority	Control Recommendation	Removed	Photos
Exterior (Cont..)														
54	Southern wall Switch box	Metal	-	Negative No Asbestos Detected (Visually Assessed)	-	-	-	-	-	-	-	-	-	Photo 54 
														<i>Metal Switchbox</i>
Interior														
55	Garage interior Throughout	Various	-	Negative No Asbestos Detected (Visually Assessed)	-	-	-	-	-	-	-	-	-	Photo 55 
														<i>Garage Interior</i>

9. RISK AND PRIORITY CALCULATION

To assess the health risk posed by the presence of asbestos materials, relevant factors have been considered:

Rating	Descriptor	Description
1	Insignificant	No illness will result as asbestos is stable; therefore there is little likelihood of inhaling fibres above normal ambient levels.
2-3	Minor	Local fibre release only and in amounts and fibre size that are unlikely to cause latent asbestos related illness.
4-6	Moderate	Asbestos may be unstable and could release fibres in the amount and size that may cause latent asbestos related illness.
7-8	Major	Asbestos is unstable and will release fibres in the amount and size that will cause latent asbestos related illness.
9	Catastrophic	Asbestos is highly friable and unstable, fibres will be released in size range and amount that are highly likely to cause latent asbestos related illness.

Table 9.1 – Consequence or Impact Rating Calculation

Rating	Descriptor	Description
9	Almost Certain	Is expected to occur in most circumstances – i.e. people regularly in the vicinity.
7-8	Likely	Will probably occur in most circumstances.
4-6	Possible	Could occur at any time.
2-3	Unlikely	Might occur at some time.
1	Rare	May occur only in exceptional circumstances.

Table 9.2 – Likelihood of Exposure Calculation

The above factors were considered for each individual occurrence of asbestos containing materials and were combined in the following Risk Calculator matrix in order to calculate the health risk of the asbestos containing material.

Consequence Likelihood	9	7-8	4-6	2-3	1
9	High	High	High	Medium	Medium
7-8	High	High	Medium	Medium	Low
4-6	High	Medium	Medium	Medium	Low
2-3	High	Medium	Medium	Low	Low
1	Medium	Medium	Low	Low	Low

Table 9.3 – Risk Calculator

In accordance with the above methodology, risk is reported in this register using the following terms:

High
Medium
Low
Low

To assist with the management of your Site, each item in the register assessed to contain asbestos is assigned a Control Priority Rating of 1 to 4 as depicted by the icons below. All items in the register assessed to have a High risk are designated as Control Priority 1 (red icon below). Control Priority 2 (orange icon) items are considered to be Medium Risk. Control Priorities 3 and 4 (yellow and light-yellow icons) are considered to be Low Risk.

Please note that both priority 1 and 2 items pose an **unacceptable asbestos exposure health and safety risk** under present conditions. To **ensure that the site is safe for continued use**, these materials need to be remediated (as per controls recommended within the register) and an **Asbestos Clearance Certificate** obtained as per **your obligations under the Work Health & Safety Regulations 2011**.



P1

High



P2

Medium



P3

Low



P4

Low

As a general rule, Control Priorities 3 and 4 may remain in place provided they are not disturbed e.g. do not drill, cut, grind or sand. All asbestos materials on Site are to be managed in accordance with the Safe Work Australia Code of Practice (How to Safely Remove Asbestos); and the Code of Practice (How to Manage and Control Asbestos in the Workplace).

10. RECOMMENDATIONS

10.1 Recommendations by Priority

10.1.1 High Priority Recommendations (P1)



P1

High priority items (Control Priorities P1) pose an unacceptable asbestos exposure health and safety risk under present conditions and require urgent remedial action.

P1 items are generally in poor to moderate condition and if asbestos are generally friable in nature. The risk to public health and safety posed by these items is considered to be extreme.

Some examples of P1 items are friable asbestos in dust and friable asbestos lagging debris.

Restrict access to areas containing P1 items immediately and erect signage at the entrances to the area. To ensure that the site is safe for continued use, these materials are to be remediated (as per controls recommended within the register) and a relevant Clearance Certificate obtained as per your obligations under the Work Health & Safety Regulations 2011 as soon as practicable.

If there is any significant delay in remediating these items, it is recommended that background monitoring be conducted in adjacent areas to assess the possible exposure pathways for airborne asbestos fibres and the suitability of these areas for normal activities to proceed.

10.1.2 Medium Priority Recommendations (P2)



P2

Medium priority items (Control Priorities P2) also pose an unacceptable asbestos exposure health and safety risk under present conditions and require remedial action as soon as practicable.

P2 items are generally in poor to moderate condition though generally non-friable in nature. The risk to public health and safety posed by these items is considered to be significant.

Some examples of P2 items are asbestos cement debris and asbestos cement sheeting in moderate condition.

Limit access to these areas as much as is practicable immediately and erect signage at the entrances to the area. To ensure that the site is safe for continued use, these materials are to be remediated (as per controls recommended within the register) and an Asbestos Clearance Certificate obtained as per your obligations under the Work Health & Safety Regulations 2011 as soon as practicable.

10.1.3 Low Priority Recommendations (P3 and P4)



P3

Low Priority items listed in the register (Control Priorities P3 and P4) may remain in place provided they are not disturbed e.g. do not drill, cut, grind or sand.

In some cases, these materials may require sealing of damaged sections or unsealed edges. Please refer to the control measures for the relevant item for more information on how these materials are to be managed.



P4

Some examples of P3 items are asbestos cement sheeting or asbestos vinyl tiles in good condition or with only minor damage. P4 items are by their placement restricted from any significant disturbance, for example, materials that are height restricted such as some asbestos eaves.

P3 and P4 items must be removed prior to any refurbishment or demolition activities within the relevant area.

10.1.4 Remedial Action



Remediated

Being familiar with the site, Getex can provide you with cost effective licensed asbestos remediation and an Asbestos Clearance Certificate to certify that the site is safe for continued use.

Please contact Getex on (02) 9889 2488 for further information on how Getex can assist in ensuring your site is safe with respect to asbestos.

ASBESTOS MANAGEMENT PLAN

Asbestos materials were identified on the Site. Please refer to the Asbestos Register in Section 8 for specific controls to be implemented with respect to each item identified.

Further to the measures outlined within the Asbestos Register, the controls of the Asbestos Management Plan (AMP) outlined in the following Sections are to be implemented by the personnel identified below in order for effective ongoing control of the identified asbestos containing materials located at the Site.

This asbestos management plan is to be read in conjunction with Sections 1 to 10 of the Asbestos Register.

11. ASBESTOS DEFINITIONS

Asbestos Related Works

Any activities that may disturb asbestos containing materials in any way.

Friable Asbestos

WH&S Regulation 2017

Friable asbestos material means material that:

- a) Is in powder form or that can be crumbled, pulverised, or reduced to a powder by hand pressure when dry, and
- b) Contains asbestos.

Safe Work Australia Code of Practice (How to Safely Remove Asbestos) approved under Section 274 of the Work Health and Safety Act 2011

Means material that is in a powder form or that can be crumbled, pulverised or reduced to a powder by hand pressure when dry, and contains asbestos.

Bonded Asbestos (Non-Friable Asbestos)

WH&S Regulation 2017

Bonded asbestos material means any material (other than friable asbestos material) that contains asbestos.

Safe Work Australia Code of Practice (How to Safely Remove Asbestos) approved under Section 274 of the Work Health and Safety Act 2011

Means material containing asbestos that is not friable asbestos, including material containing asbestos fibres reinforced with a bonding compound.

Note: Non-friable asbestos may become friable through deterioration (see definition of friable asbestos).

Emergency Situation

Uncontrolled disturbance of any asbestos containing material.

Permit to Work

A document completed by contractors before commencing work acknowledging that they:

- Have read and understood the Asbestos Register & Management Plan;
- Are aware of their legal obligations under the Work Health and Safety Act 2011;
- Have been provided the appropriate awareness training with regards to asbestos,
- Reviewed safety controls with regard to the asbestos identified, and
- Have reviewed the sites existing Asbestos Register and Management Plan, or any recent changes to the Asbestos Register and Management Plan.

12. ACCESSING THE ASBESTOS MANAGEMENT PLAN

The Site Owner must ensure that the Asbestos Management Plan is provided and readily accessible to:

- Any worker who has carried out, carries out or intends to carry out asbestos related work at the Site;
- Health and safety representatives who represent workers that carry out or intend to carry out asbestos related work at the Site;
- Any person conducting a business or undertaking who has carried out, carries out or intends to carry out asbestos related work at the Site; and
- Any person conducting a business or undertaking who has required, requires or intends to require asbestos related work to be carried out at the Site.
- Records of the individuals supplied with the Asbestos Management Plan must be kept by Property Owners for a period of up to 5 years.

13. HIERARCHY OF CONTROL

Busways Group Pty Ltd is to ensure that a hierarchy of control is established between individuals identified within each level of control and those individuals made responsible for the effective implementation of the Asbestos Management Plan (AMP):

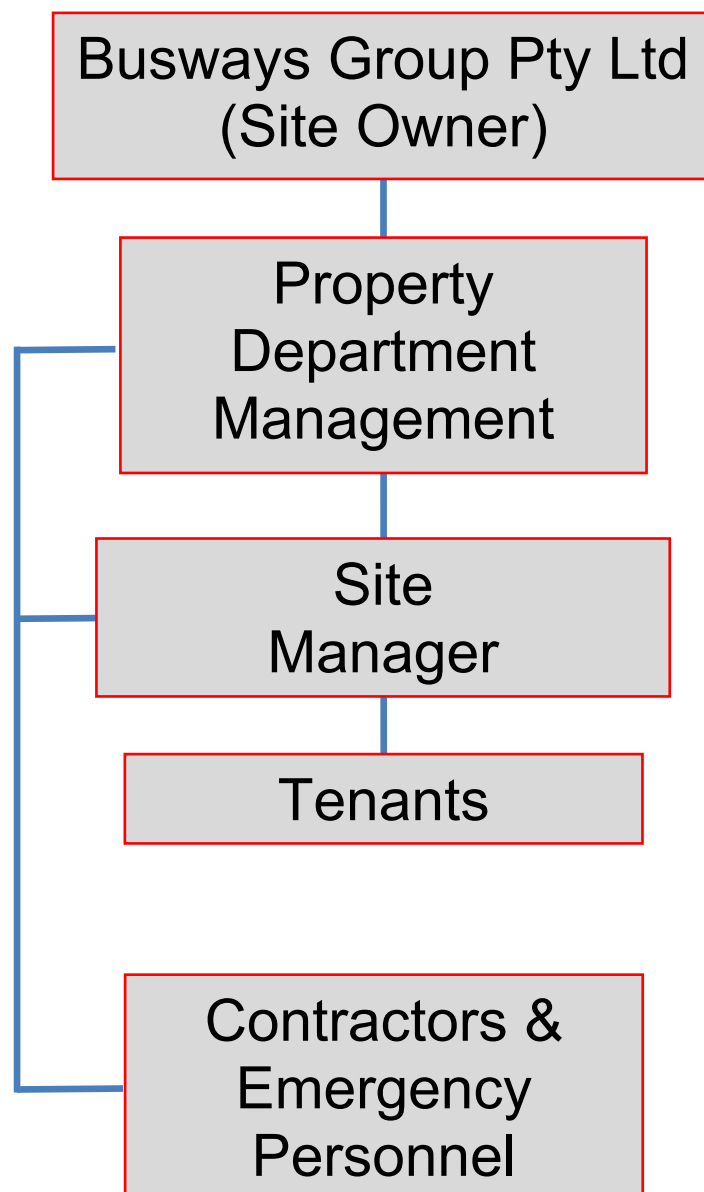


Figure 2 – Hierarchy of Control

14. RESPONSIBILITIES

14.1 Responsibilities of the Site Owner

The Site Owner Busways Group Pty Ltd has the following responsibilities in relation to the implementation and management of this AMP:

- Ensure copy of the Asbestos Building Materials Register & Asbestos Management Plan for the Site is available to all site personnel, including maintenance workers (i.e. a current hard copy is stored in an easily accessible location and all workers are informed of its location);
- Ensure that these parties clearly understand the content and requirements of the AMP and ensure that compliance with the AMP is a condition of any legal agreement with these parties;
- Contractors undertaking friable asbestos related works must have a current Class A licence and Contractors undertaking any other asbestos related works must have either a current Class A or Class B asbestos licence;
- Engage an Occupational Hygienist to undertake a risk assessment of suspect material if concerns are raised regarding the condition of asbestos containing material or if there is a significant change in the condition of the asbestos containing material;
- Maintain records relating to the management of asbestos at the Site;
- Update the AMP if the management become aware that Site conditions have changed and inform all relevant other parties of the changes;
- Ensure that the minimum recommendations of this AMP and all legislative requirements are implemented on Site and ensure that where practicable or feasible any further recommended control or remediation measures recommended within this AMP are implemented; and
- Respond to any inquiries relating to the management of contamination issues at the Site.

14.2 Responsibilities of the Property Department Management

The following statements are the responsibility of the Property Department Management in relation to the implementation and management of this AMP:

- Implement the above steps outlined above in Section 14.1;
- Ensure all Site personnel have read and understand this AMP;
- Ensure that all work practices on Site comply with those outlined with in this document and relevant Codes of Practice and legislation guidelines;

- Inform the Site Owner when Site conditions have changed with regards to asbestos management; and
- Respond to any inquiries relating to the management of asbestos contamination issues at the Site.

14.3 Responsibilities of the Site Manager

The following statements are the responsibility of the Site Manager responsible for the Site in relation to the implementation and management of this AMP:

- The Asbestos Building Materials Register & Asbestos Management Plan has been read and asbestos containing materials located physically on Site;
- Ensure all tenants, contractors and visitors who in the course of their work on site may come into contact with asbestos, have fully read and understand this AMP at the site sign on register;
- Inform the Property Department Management if they become aware that Site conditions as they relate to asbestos containing materials have changed;
- Comply with this AMP for all works undertaken; and
- Relay any inquiries relating to the management of asbestos contamination issues within the site to the Property Department Management.

14.4 Responsibilities of Tenants Residing at the Site

The following statements are the responsibility of the tenants residing at Site in relation to the implementation and management of this AMP:

- To ensure that any activities conducted at the Site does not disturb the identified asbestos materials and to comply with guidelines outlined within this document and relevant Codes of Practice and legislation guidelines;
- Comply with the AMP for all activities at the Site;
- Inform the Site if they become aware that Site conditions as they relate to asbestos containing materials have changed; and
- Relay any inquiries relating to the management of asbestos contamination issues within the building to the Site Manager.

14.5 Responsibilities of Contractors & Emergency Personnel Working On-Site

The following statements are the responsibility of contractors and emergency personnel working on-site in relation to the implementation and management of this AMP:

- If the work does or is likely to come into contact or near asbestos materials, ensure a Safe Work Permit document has been filled out before starting works (i.e. asbestos risks and controls are suitably outlined in their Safe Work Method Statement);
- To ensure that work practices comply with those outlined with in this document and relevant Codes of Practice and legislation guidelines;
- Staff members employed have been suitably trained in the jobs that they are required to perform (including asbestos related work) and that they have been inducted to the Site;
- The Asbestos Building Materials Register & Asbestos Management Plan has been read and asbestos containing materials located physically on Site (if required);
- Comply with this AMP for all works undertaken;
- Inform the relevant person controlling the works if conditions change significantly from those documented in the AMP; and
- Attend the Site in possession of the appropriate PPE (if required).

15. CONSULTATION, INFORMATION AND INDUCTION

As per the Safe Work Australia Code of Practice (How to Manage & Control Asbestos in the Workplace), in the case of any works (including emergency works) taking place at asbestos affected areas, Busways Group Pty Ltd are to ensure that all maintenance staff, tenants, contractors and emergency personnel undertaking work at asbestos affected areas have undergone an appropriate site specific induction in relation to the asbestos containing material that is present at the Site. The induction program is to be inclusive of the following:

- Information about asbestos containing material to which contractors/employees are or may be exposed to in the course of their work. Information is to include the nature of the hazard, identification of asbestos containing material and risks to health arising from exposure.
- Information about the location of the asbestos.
- Details of the asbestos containing material onsite, including processes and safe work procedures to be followed to prevent exposure.
- Procedures to be followed in case of an emergency involving exposure of asbestos containing material.
- Incident reporting procedures to be followed in case of exposure or potential exposure of asbestos containing material.
- The purpose of any exposure monitoring or health monitoring that may occur and the exposure standard for asbestos.

- Records of all inductions must be kept for five years after the day the worker stops carrying out the **asbestos related work**. These records must also be available for inspection by the regulator (i.e. SafeWork NSW).
- Any contractor, maintenance staff, employee or other authorised persons who may potentially disturb asbestos containing materials on site must acknowledge within their Safe Work Method Statement and Risk Assessment the presence of asbestos within their work area and the appropriate controls are to be subsequently implemented.

16. LABELLING

All identified or assumed asbestos must be clearly indicated (including where asbestos is in inaccessible areas). If it is reasonably practicable, labels must be used to identify the material as containing asbestos. Signs may also be used if they are deemed more appropriate for use.

The labelling of all asbestos containing materials identified on Site is to be conducted by a competent person. Locations of labels should be consistent with the location listed within the register.

Where not reasonably practicable to label asbestos a prominent warning sign is to be displayed in the immediate vicinity of the asbestos or at the entrances to locations that contain asbestos.

All labels and signs are to comply with Australian Standards AS 1216 and AS 1319. Some Examples of Labels are provided below:



Figure 3 – Asbestos Warning Labels and Tape
(image derived from Code of Practice How to Manage Asbestos in the Workplace and Google Images)

Getex recommends that the five buildings at the Site that were identified as containing asbestos materials have an asbestos warning label attached in a prominent position similar to the image above which contains wording such as:

“Warning Asbestos Containing Materials Existing Within This Building. Consult Asbestos Register Prior to Commencing Work”.

Where friable asbestos has been identified on the ground surfaces, Getex recommends that the area is to be suitably barricaded. A suitable barricade consists of asbestos warning tape similar to the image above tied to star pickets with wording such as:

“Caution Asbestos Hazard”.

17. GENERAL STEPS REQUIRED DURING ASBESTOS RELATED WORKS

Where asbestos containing materials are likely to be affected during renovations or maintenance work, they are to be removed by a suitably qualified licensed Class A or Class B asbestos removalist.

- All non-friable asbestos remediation works greater than 10m² is to be undertaken by either a Class A or Class B licensed asbestos contractor.
- All friable asbestos remediation work is only to be undertaken by a Class A licensed asbestos contractor.

If additional suspected ACM are encountered cease all demolition or refurbishment activities pending further investigation by a suitably qualified occupational hygienist such as Getex. Any material discovered that is suspected to be asbestos should be assumed to contain asbestos with relevant area(s) isolated until expert advice is obtained. Refer to the flowchart in Section 18 – Emergency Procedures for further information.

All asbestos removal works must be carried out in accordance with the Safe Work Australia Code of Practice (How to Safely Remove Asbestos); and the Code of Practice (How to Manage and Control Asbestos in the Workplace). This includes the preparation of an Asbestos Removal Control Plan prior to the commencement of any work involving asbestos.

17.1 General Requirements for Contractors Undertaking Asbestos Related Works

The company undertaking the removal work is to provide evidence of the following:

- Those employees undertaking the work have undergone an appropriate induction and training program inclusive of the following:
- Information of the asbestos containing materials to which employees are or may be exposed in the course of their work. Information is to include the nature of the hazard, risks to health arising from exposure, the degree of exposure and routes of entry into the body of asbestos;
- Assessment process and how the employee can contribute;
- Measures used to control exposure to asbestos containing material, including any information that the employee requires for the correct use and maintenance of control measures;
- Work practices and procedures to be followed in the use, handling, processing, storage, transportation, cleaning up and disposal of asbestos containing material;
- Importance of minimising the creation of asbestos dust in the workplace atmosphere, and the specific nature of operations which could result in exposure;

- Proper use and fitting of personal protective equipment, as well as any special decontamination procedures to be followed by employees required to use personal protective equipment;
- Nature of, and reasons for atmospheric monitoring and access to the results of the monitoring;
- Nature of, and reasons for health surveillance required in order to detect the effects of exposure to asbestos containing material;
- Importance of maintaining a high level of personal hygiene and not smoking in the workplace;
- Procedures to be followed in case of an emergency involving asbestos exposure;
- First aid and incident reporting procedures to be followed in case of injury or illness;
- Employees' rights and obligations in relation to health surveillance;
- Suppliers', employers' and employees' duties under the NSW Work Health and Safety Regulation 2011 Chapter 8 (Asbestos);

Please note Getex provides induction and training programs for workers in accordance with the applicable regulatory guidelines noted above.

- Those employees undertaking the work are involved in a health surveillance program to monitor:
 - The functioning of their respiratory system.

17.2 Airborne Asbestos Monitoring

- Airborne asbestos monitoring must be undertaken by an independent licensed asbestos assessor for all friable asbestos removal work that requires a Class A licence.
- For the removal of non-friable asbestos (more than 10m²) an independent licensed asbestos assessor or competent person must be engaged to carry out airborne asbestos monitoring when it is required. It is recommended to conduct airborne asbestos monitoring during non-friable asbestos work if it is being carried out in a or next to a public location.
- The following table defines the actions that should be taken depending on the results of the respirable fibre levels reported within the monitoring results.

Fibre Concentration Level	Action
Less than 0.01 fibres/mL	<ul style="list-style-type: none"> No action required
At 0.01 fibres/mL but less than 0.02 fibres/mL	<ul style="list-style-type: none"> Review control measures. Investigate the cause. Implement controls to eliminate or minimise exposure and prevent further release.
More than 0.02 fibres/mL	<ul style="list-style-type: none"> Stop removal work. Notify the regulator (SafeWork NSW) by phone followed by a written statement and results of the air monitoring. Conduct a thorough visual inspection of the area and associated equipment in consultation with the workers involved. Implement controls to eliminate or minimise exposure and prevent further release. Do not recommence work until further air monitoring indicates that fibre levels are below 0.01 fibres/mL.

Table 17.1 – Airborne Asbestos Fibre Concentration Action Levels (adopted from Table 2 air monitoring action levels in Code of Practice How to Safely Remove Asbestos)

- Busways Group Pty must ensure that the results of the airborne asbestos monitoring are given to the following people:
 - Workers at the Workplace;
 - Health and safety representatives for the workplace;
 - Any other PCBUs at the workplace; and
 - Other people at the workplace.

17.3 Asbestos Clearance Inspections

- Busways Group Pty Ltd must ensure that once licensed asbestos removal work has been completed:
 - A clearance inspection is carried out; and
 - A clearance certificate in writing is issued before the workplace can be re-occupied.
- Clearance inspections must be carried out and clearance certificates issued by:
 - An independent licensed asbestos assessor for friable asbestos removal work that requires a Class A licensed asbestos removalist; or
 - An independent competent person for non-friable asbestos removal work that requires a Class A or Class B asbestos removalist (>10m²).

- Clearance inspections will consist of:
 - A visual inspection to check if all visually identified asbestos containing material has been removed to the standards outlined within the ARCP and the Code of Practice (How to Safely Remove Asbestos).
 - In the case of Friable Asbestos Removal, Clearance Airborne Asbestos Monitoring will also be required.
- Subsequent to a satisfactory clearance inspection result an Asbestos Clearance Certificate will be issued, and the area can be re-occupied upon receipt of the certificate by Busways Group.

17.4 Minor Maintenance Work and Minor Work

If, from time to time scheduled or unscheduled work at the Site involves the minor disturbance of asbestos containing materials then they may be classed as Minor Maintenance Work or Minor Work. The following definitions apply:

- Works that may be conducted as Minor Maintenance Work or Minor Work:
 - Any asbestos work that are classed as non-friable and will involve less than 10m² of asbestos related work.
 - Works involving 10m² or more of non-friable asbestos or any amount of friable asbestos must be conducted as licensed asbestos work by the relevant Class A or Class B asbestos removalist.
- Minor Maintenance Work means:
 - Routine work that is small scale, often short in duration and may be unscheduled. This work may require the partial dismantling of a structure or plant and may include the removal of asbestos such as gaskets or brake components, for example dismantling a piece of plant to remove an asbestos containing gasket, or a piece of plant for the purpose of cleaning or repair
- Minor Work means:
 - Small tasks that are of short duration, such as cutting a small hole or hand-drilling up to a few holes in an asbestos containing sheeting. It is not routine or regular work such as planned maintenance. It is incidental work that can be done quickly and safely using control measures, such as on-tool extraction or shadow vacuuming to capture very small amounts of debris which might contain asbestos and appropriate PPE. Examples of minor work include cutting a small hole into an asbestos containing eave to install a cable, removal of an asbestos-containing vinyl tile to install a plumbing fixture, or hand-drilling a few holes into an asbestos containing sheet to attach a fitting.

17.4.1 Minor Maintenance Work and Minor Work Site Set Up

Prior to the commencement of asbestos related Minor Maintenance Work or Minor Work. The following procedures are to be observed:

- An exclusion zone from the asbestos work area is to be established, barricaded and access restricted using the following controls:
 - Asbestos warning tape and/or barriers and hoardings are to be erected 10 metres from the asbestos removal area, or the use of solid walls etc if closer than 10 metres;
 - Asbestos removal warning signs are to be placed so that they inform people nearby of asbestos removal works taking place and at all entrance points to the asbestos removal work area. Signs should be in accordance with AS 1319-1994 *Safety signs for the occupational environment*; and
 - Access is to be restricted to fully trained and inducted personnel involved in the asbestos removal work. All persons entering the exclusion zone are to wear appropriate PPE. All persons and equipment are to be suitably decontaminated and asbestos waste suitably bagged or wrapped prior to leaving the exclusion zone.
- An appropriate Safe Work Method Statement and Risk Assessment are to be prepared by all parties involved and followed in accordance with site safety procedures. All personnel must read and sign each relevant document.
- An area for decontamination facilities (area for wetting down and disposal of PPE and decontamination of equipment used) is to be established.

17.4.2 General Requirements for Minor Maintenance Work and Minor Work

During asbestos related Minor Maintenance Work or Minor Work the following procedures are to be observed:

- All workers are to wear appropriate Personal Protective Equipment (PPE), including but not limited to:
 - Respiratory protection (a minimum of P2 rated respirator/disposable mask);
 - Disposable overalls (rated Type 5 for particulates);
 - Disposable gloves; and
 - Disposable overshoes (for lace up boots or soft fabric boots).
- Ensure all safety procedures are in place prior to starting work;
- Access to the asbestos work area during removal activities is to be restricted during all removal activities. People working in these areas during the removal process are to wear the appropriate PPE listed above;
- Vacuuming is to be conducted using a class 'H' vacuum fitted with a HEPA filter. All dust collected is to be disposed of as asbestos waste;
- Wet wiping is to be conducted using single use wet cloths, Cloths must not be re-soaked or re-used and must be disposed of as asbestos waste;
- At the completion of each work period and work shift use;
 - The established area for decontamination; and
 - All used PPE and asbestos waste is to be double bagged in 200um plastic bags, sealed by goose necking the bags with duct tape and disposed of as asbestos waste.

17.4.3 Painting or Cleaning of Asbestos Cement Sheetting

During painting or cleaning of asbestos cement sheetting the following procedures are to be observed.

- The asbestos cement sheetting is to be inspected prior to commencing work to ensure that the sheets show no signs of deterioration or damage. If deterioration or damage is observed work must be stopped and emergency response procedures implemented.
- Drop sheets are to be installed within the work area to capture any dust generated and prevent the contamination of the ground/floor surfaces.
- Do not dry sand or use high pressured water cleaning methods.
- When preparing the surface wet wiping may be used. During all wet wiping the rag must not be re-soaked and must be disposed of as asbestos waste after use.

- Apply paint gently using a soft roller or brush or air less spray applicator. High pressure spray methods are not to be used.

17.4.4 Drilling Into Asbestos Cement Sheeting or Backing Boards

During drilling of asbestos cement sheeting works the following procedures are to be observed.

- Drop sheets are to be installed below the drill area to capture any asbestos cement debris and prevent the contamination of the ground/floor surfaces.
- Apply tape to the front and back (if accessible) of the sheet. The tape used should be a heavy-duty tape such as duct tape.
- Apply a generous amount of paste material to the drill and drill through surface.
- Use a non-powered hand drill or a low-speed battery-powered drill or drilling equipment fitted with a local exhaust ventilation (LEV) dust control hood. If a LEV is not available use the *shadow vacuuming technique* during the drilling process.
- All horizontal surfaces within the work area are to be vacuumed clean until no visible signs of dust are present.
- All surfaces are to be wet wiped and the used rags disposed of as asbestos waste.
- A fine mist of PVA solution is to be applied to all surfaces following all drilling works.

18. EMERGENCY RESPONSE

In the event of an uncontrolled disturbance of any asbestos containing material, the following procedures are to be observed:

- An exclusion zone from the contaminated area is to be established, barricaded and access restricted.
- All appropriate signage is to be erected surrounding the exclusion zone, including appropriate asbestos warning signs.
- Establish and utilise an area for decontamination facilities for wetting down and disposal of contaminated clothing (If required).
- An independent consultant competent in asbestos related contamination issues, such as Getex Pty Ltd, is to be contacted to facilitate asbestos management/removal activities.

The following Flow Chart should be utilised to safely and efficiently minimize any risk and return the Site to a safe condition for works to Proceed.

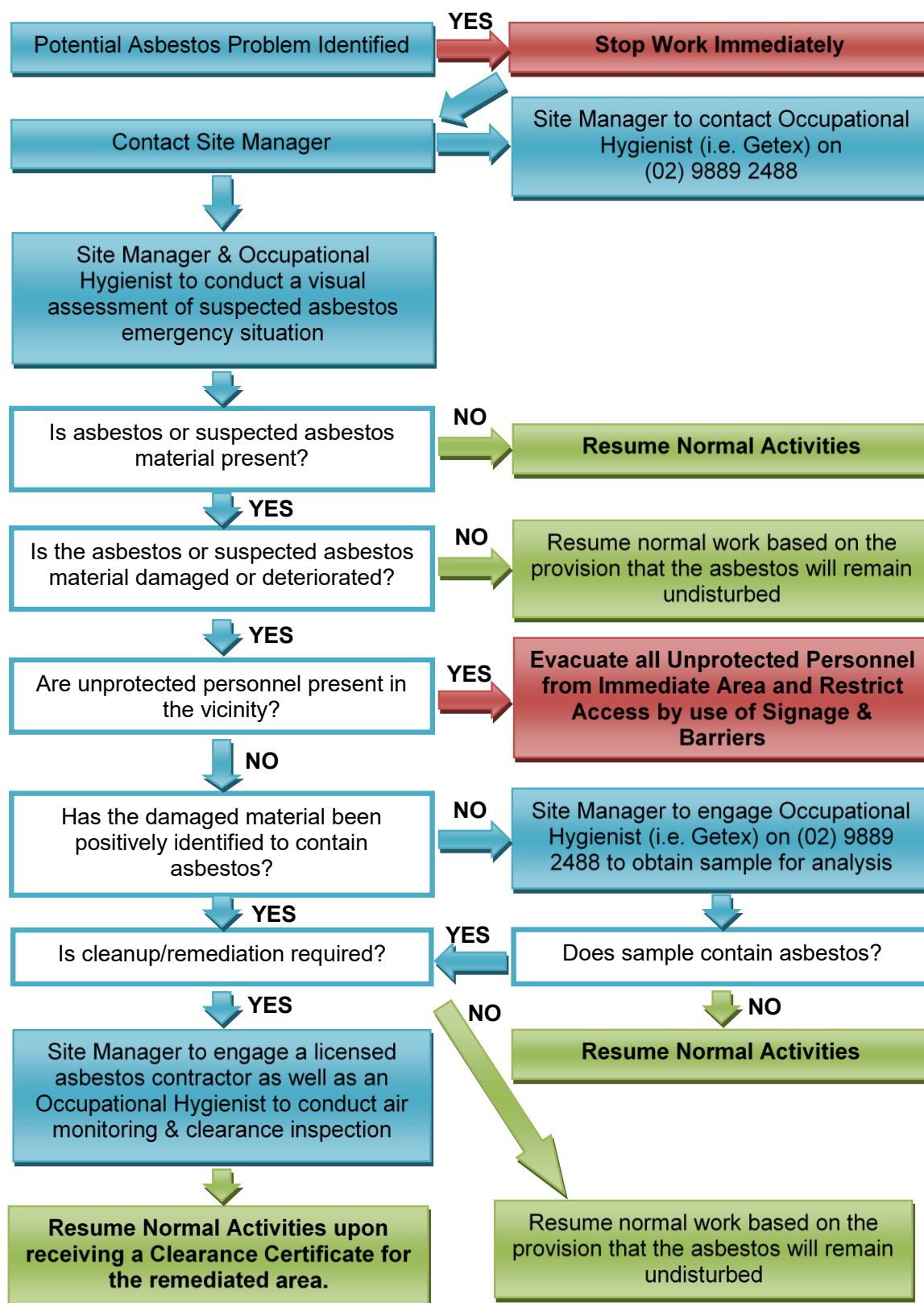


Figure 4 – Emergency Response Flowchart

19. RECORD KEEPING

All documents relating to asbestos at the Site are to be kept by the Property Department Management and must be available to all those who request it. The documents that are required to be kept include but are not limited to all versions of the Asbestos Management Plan relating to the property, all asbestos air monitoring results and all clearance certificates.

Updates to the register and record keeping with respect to the AMP may be undertaken by the Property Department Management or a suitably qualified staff member assigned to the task. Any changes in the condition of asbestos materials, remediation of asbestos items, or unexpected asbestos material finds should be noted in the register along with any relevant documentation by the Property Department Management /assigned staff member.

Each new revision of the AMP will be issued to the Property Department Management and is to be maintained by the Property Department Management under a different version number. Upon receiving or creating an updated version of the AMP the previous version is to be archived as a superseded version of the AMP. Copies of the updated AMP are then to be distributed to the relevant persons with an instruction to destroy the previous copy.

The Property Department Management is to transfer all records in their possession relating to asbestos materials onsite to the Site Owner at their completion of their site management responsibilities for the Site.

The Site Manager is to ensure that the Site is provided with a copy all documents relating to asbestos at the site and that they are kept in a readily accessible location. Outgoing Site Managers must transfer all their records to the incoming Site Managers.

20. REVIEW OF THE ASBESTOS MANAGEMENT PLAN

This AMP is subject to ongoing development as further consultations take place and as further relevant codes of practice and/or advice on asbestos management become available.

The Property Department Management must ensure that the AMP is reviewed and, if necessary, revised at least once every five years (refer to the asbestos register in Section 8 for suggested review time intervals for each asbestos item identified) or when:

- There is a review of the asbestos register or a control measure;
- When asbestos is removed from or disturbed, sealed or enclosed at the site;
- The plan is no longer adequate for managing the asbestos containing material identified on site; or
- A health and safety representative requests a review if they reasonably believe that any of the matters listed in the above points affects or may affect the health and safety of a member of their work group and the asbestos management plan was not adequately reviewed in response to the matter.

21. STATEMENT OF LIMITATIONS

Getex Pty Ltd and its staff members are professionally qualified and trained to achieve a suitable level of competency for the tasks undertaken.

Although all work is performed to a professional and diligent standard, the potential variance between the practical limitations of the scope of work undertaken, the cost of our services, all possible issues of concern, and any loss or damages which may be associated with our work are such that we cannot warrant that all issues of concern/asbestos materials have been identified. We therefore limit any potential liability associated with our work to the cost of our services.

All work conducted and/or reports/information produced by Getex Pty Ltd are prepared for a specific objective and within a specified scope of work as agreed between the Client and Getex Pty Ltd. As such this document is only for the use of the Client for the intended objective and may not be suitable for any other purpose. No parties other than the Client may use this document without first conferring with Getex Pty Ltd. Before passing this document onto a third party, the Client must inform the third party of any relevant information relating to this document. It is the responsibility of any party using this report to check to their satisfaction if this report is suitable for their intended use.

All information and/or report(s) prepared by Getex Pty Ltd should not be reproduced and/or presented/reviewed except in full.

Unless specifically mentioned, the inspection did not cover:

- Materials dumped, hidden, or otherwise placed in locations which one could not reasonably anticipate.
- Inaccessible/hidden locations, including wall cavities, under concrete slabs and lift wells.
- Materials other than standard building materials e.g. materials in special purpose facilities.
- Ground surface and underground areas.
- Mechanical, electrical or other items/materials not directly associated with the building structure.
- Materials other than asbestos as identification of a range of other possible hazardous substances can require specialised analysis/inspection techniques.

Where materials which may potentially contain asbestos are identified, these are reported to the best of the consultant's ability. Analysis/testing of materials is generally not included and there is no guarantee that all such materials have been identified.

The investigation conducted was limited in scope. As such, Getex Pty Ltd cannot guarantee that any or all asbestos materials/issues of concern, if present, have been identified as the practical restrictions of the program involved the inspection/review of a limited number of locations/materials which may or may not have identified/intercepted all asbestos materials if present. Furthermore, the distribution of dust, asbestos materials and/or other contaminants may vary with location and there can be no guarantee that a particular sample/location is typical of an extended area.



APPENDIX I

Sample Register & Asbestos Sample Analysis Report



SAMPLE REGISTER

Prepared by Getex

Sample No.	Material Type	Analysis Result	Building Reference	Area Reference	Location	Sample Location
11222.07/ AS04	Soil	Chrysotile & Amosite Asbestos Detected	Northern Stable	Exterior	Western wing - Western all - Adjacent ground surfaces - Below drip line of roof	The sample of soil was collected from the upper soil surface in a central location.
11222.07/ AS06	Asbestos Cement Sheeting Debris	Chrysotile & Amosite Asbestos Detected	North-Western Shed	Exterior	Southern side of building - Ground surfaces - Fascia panel debris	The sample of asbestos cement sheeting debris was collected from debris adjacent to the western end of the southern wall.
11222.07/ AS09	Leaves & Detritus	Chrysotile & Amosite Asbestos Detected	Southern Stable	Exterior	North-west corner - Concrete floor below gutter drain point	The sample of leaves & detritus was collected from the leaves and detritus on the concrete slab.
11222.07/ AS10	Soil	Chrysotile & Amosite Asbestos Detected	Southern Stable	Exterior	South-west corner - Grassed surfaces below gutter drain point	The sample of soil was collected from sandy soil below on the drip line of the gutter drain point.
11222.07/ AS11	Fibre Cement Sheeting	No Asbestos Detected	House	Interior - Ground Floor	Eastern toilet and laundry - Walls	The sample of fibre cement sheeting was collected from the existing hole in the western wall of the laundry.
11222.07/ AS12	Fibre Cement Sheeting	No Asbestos Detected	House	Interior - Ground Floor	North-east laundry - Walls and ceiling	The sample of fibre cement sheeting was collected from a central location on the northern wall.
11222.07/ AS13	Asbestos Cement Sheeting	Chrysotile Asbestos Detected	House	Interior - First Floor	Bathroom - Floor - Sheeting under tiles (accessed via ground floor northern boiler cupboard)	The sample of asbestos cement sheeting was collected from adjacent to the pipe penetration.
11222.07/ AS14	Asbestos Cement Sheeting	Chrysotile Asbestos Detected	House	Exterior	Eaves and awnings - Soffit boards	The sample of asbestos cement sheeting was collected from the southern ground floor soffit on the western side.
11222.07/ AS15	Asbestos Cement Sheeting	Chrysotile Asbestos Detected	Garage	Exterior	Roof - Gable ends (x2) - Between outer roof tile and fascia - Cement sheeting lining	The sample of asbestos cement sheeting was collected from the southern end of the eastern gable.



SAMPLE REGISTER

Prepared by Getex

Sample No.	Material Type	Analysis Result	Building Reference	Area Reference	Location	Sample Location
11222.07/ AS16	Asbestos Cement Sheeting	Chrysotile Asbestos Detected	Garage	Exterior	Eaves - Soffit boards	The sample of asbestos cement sheeting was collected from the southern end of the eastern eave soffit.
11222.07/ AS17	Fibre Cement Sheeting	No Asbestos Detected	House	Exterior	Roof - Gable ends (x2) - Between outer roof tile and fascia - Cement sheeting lining	The sample of fibre cement sheeting was collected from the eastern end of the northern gable.



AUSTRALIAN SAFER ENVIRONMENT & TECHNOLOGY PTY LTD

ABN 36 088 095 112

Our ref : ASET78814 / 81994 / 1 - 11

Your ref : 11222

NATA Accreditation No: 14484

16 January 2020

Getex Pty Ltd
2.02 Building, 2, 35, Waterloo Road
North Ryde NSW 2113



Attn: Mr Lee Hands

Dear Lee

Accredited for compliance with ISO/IEC 17025 - Testing.

Asbestos Identification

This report presents the results of eleven samples, forwarded by Getex Pty Ltd on 13 January 2020, for analysis for asbestos.

1.Introduction: Eleven samples forwarded were examined and analysed for the presence of asbestos.

2. Methods : The samples were examined under a Stereo Microscope and selected fibres were analysed by Polarized Light Microscopy in conjunction with Dispersion Staining method (**Australian Standard AS 4964 - 2004 and Safer Environment Method 1 as the supplementary work instruction**) (**Qualitative Analysis only**).

3. Results : **Sample No. 1. ASET78814 / 81994 / 1. 11222.07/AS04.**
Approx dimensions 6.0 cm x 5.0 cm x 1.0 cm
The sample consisted of a mixture of sandy soil, fibres^ (Approx. estimated Weight = 0.198g), stones, fragments of sandstone, paint flakes, char, plaster, wood chips, fibre cement*(Approx. estimated dimensions = 1.5cm x 1.0cm x 0.3cm) and plant matter.
Chrysotile^ asbestos and Amosite^ asbestos detected.
Trace Chrysotile asbestos detected.

Sample No. 2. ASET78814 / 81994 / 2. 11222.07/AS06.
Approx dimensions 3.0 cm x 1.5 cm x 0.45 cm
The sample consisted of a fragment of a fibre cement material.
Chrysotile asbestos and Amosite asbestos detected.

Sample No. 3. ASET78814 / 81994 / 3. 11222.07/AS09.
Approx dimensions 4.0 cm x 4.0 cm x 1.0 cm
The sample consisted of a mixture of sandy soil, fibres^ (Approximate estimated weight = 0.0216g) stones, fragments of sandstone, corroded metal, plaster, char, wood chips and plant matter.
Chrysotile^ asbestos and Amosite^ asbestos detected.

Sample No. 4. ASET78814 / 81994 / 4. 11222.07/AS10.
Approx dimensions 8.0 cm x 6.0 cm x 1.5 cm
The sample consisted of a mixture of sandy soil, fibres^ (Approximate estimated weight = 0.0009g) stones, fragments of sandstone, corroded metal, plaster, char and plant matter.
Chrysotile^ asbestos and Amosite^ asbestos detected.

SUITE 710 / 90 GEORGE STREET, HORNSBY NSW 2077 – P.O. BOX 1644 HORNSBY WESTFIELD NSW 1635
PHONE: (02) 99872183 FAX: (02) 99872151 EMAIL: info@ausset.com.au WEBSITE: www.Ausset.com.au

OCCUPATIONAL HEALTH & SAFETY STUDIES • INDOOR AIR QUALITY SURVEYS • HAZARDOUS MATERIAL SURVEYS • RADIATION SURVEYS • ASBESTOS SURVEYS
ASBESTOS DETECTION & IDENTIFICATION • REPAIR & CALIBRATION OF SCIENTIFIC EQUIPMENT • AIRBORNE FIBRE & SILICA MONITORING



Sample No. 5. ASET78814 / 81994 / 5. 11222.07/AS11.

Approx dimensions 1.0 cm x 1.0 cm x 0.3 cm

The sample consisted of a fragment of a fibro plaster cement material containing organic fibres.

No asbestos detected.

Sample No. 6. ASET78814 / 81994 / 6. 11222.07/AS12.

Approx dimensions 1.0 cm x 1.0 cm x 0.3 cm

The sample consisted of a fragment of a fibro plaster cement material containing organic fibres.

No asbestos detected.

Sample No. 7. ASET78814 / 81994 / 7. 11222.07/AS13.

Approx dimensions 1.5 cm x 1.0 cm x 0.3 cm

The sample consisted of a fragment of a fibre cement material.

Chrysotile asbestos detected.

Sample No. 8. ASET78814 / 81994 / 8. 11222.07/AS14.

Approx dimensions 1.0 cm x 0.6 cm x 0.3 cm

The sample consisted of a fragment of a fibro plaster material containing organic fibres.

Chrysotile asbestos detected.

Sample No. 9. ASET78814 / 81994 / 9. 11222.07/AS15.

Approx dimensions 1.0 cm x 1.0 cm x 0.45 cm

The sample consisted of a fragment of a fibre cement material.

Chrysotile asbestos detected.

Sample No. 10. ASET78814 / 81994 / 10. 11222.07/AS16.

Approx dimensions 2.0 cm x 1.0 cm x 0.45 cm

The sample consisted of a fragment of a fibre cement material.

Chrysotile asbestos detected.

Sample No. 11. ASET78814 / 81994 / 11. 11222.07/AS17.

Approx dimensions 1.0 cm x 1.0 cm x 0.35 cm

The sample consisted of a fragment of a plaster cement material.

No asbestos detected.

Reported by,

**Mahen De Silva. BSc, MSc, Grad Dip (Occ Hyg)
Occupational Hygienist / Approved Identifier.
Approved Signatory**



Accredited for compliance with ISO/IEC 17025 - Testing

The results contained in this report relate only to the sample/s submitted for testing. Australian Safer Environment & Technology accepts no responsibility for whether or not the submitted sample/s is/are representative. Results indicating "No asbestos detected" indicates a reporting limit specified in AS4964 -2004 which is 0.1g/ Kg (0.01%). Any amounts detected at assumed lower level than that would be reported, however those assumed lower levels may be treated as "No asbestos detected" as specified and recommended by AS4964-2004. Trace / respirable level asbestos will be reported only when detected and trace analysis have been performed on each sample as required by AS4964-2004. When loose asbestos fibres/ fibre bundles are detected and reported that means they are larger handpicked fibres/ fibre bundles, and they do not represent respirable fibres. Dust/soil samples are always subjected to trace analysis except where the amounts involved are

Page 2 of 3



extremely minute and trace analysis is not possible to be carried out. When trace analysis is not performed on dust samples it will be indicated in the report that trace analysis has not been carried out due to the volume of the sample being extremely minute.

Estimation of asbestos weights involves the use of following assumptions;

Volume of each kind of Asbestos present in broken edges have been visually estimated and it has been assumed that volumes remain similar throughout the binding matrix and those volumes are only approximate and not exact. Material densities have been assumed to be similar to commonly found similar materials and may not be exact.

The approx weights given above can be used only as a guide. They do not represent absolute weights of each kind of asbestos, as it is impossible to extract all loose fibres from soil and other asbestos containing building material samples using this method. However above figures may be used as closest approximations to the exact values in each case. Estimation and/ or reporting of asbestos fibre weights in asbestos containing materials and soil is out of the Scope of the NATA Accreditation. NATA Accreditation only covers the qualitative part of the results reported. This weight disclaimer also covers weight / weight percentages given.

^ denotes loose fibres of relevant asbestos types detected in soil/dust.

**** denotes asbestos detected in ACM in bonded form.***

denotes friable asbestos as soft fibro plaster and/or highly weathered ACM that will easily crumble.



From: Getex Pty Ltd
Address: 2.02, Building 2, Waterloo Business Park
35 Waterloo Road
Macquarie Park NSW 2113
Phone: (02) 9889 2488
Facsimile: (02) 9889 2499
Email: help@getex.com.au
Attention: Lee Hands

CHAIN OF CUSTODY FORM

To: Australian Safer Environment &
Technology Pty Ltd
Address: Unit 10 Level 7, 90 George Street
Hornsby NSW 2077
Phone: (02) 99872183
Facsimile: (02) 99872151

Date: 13/01/2020
Order No.: 7100
Project No.: 11222
TAT Required: 3 Day

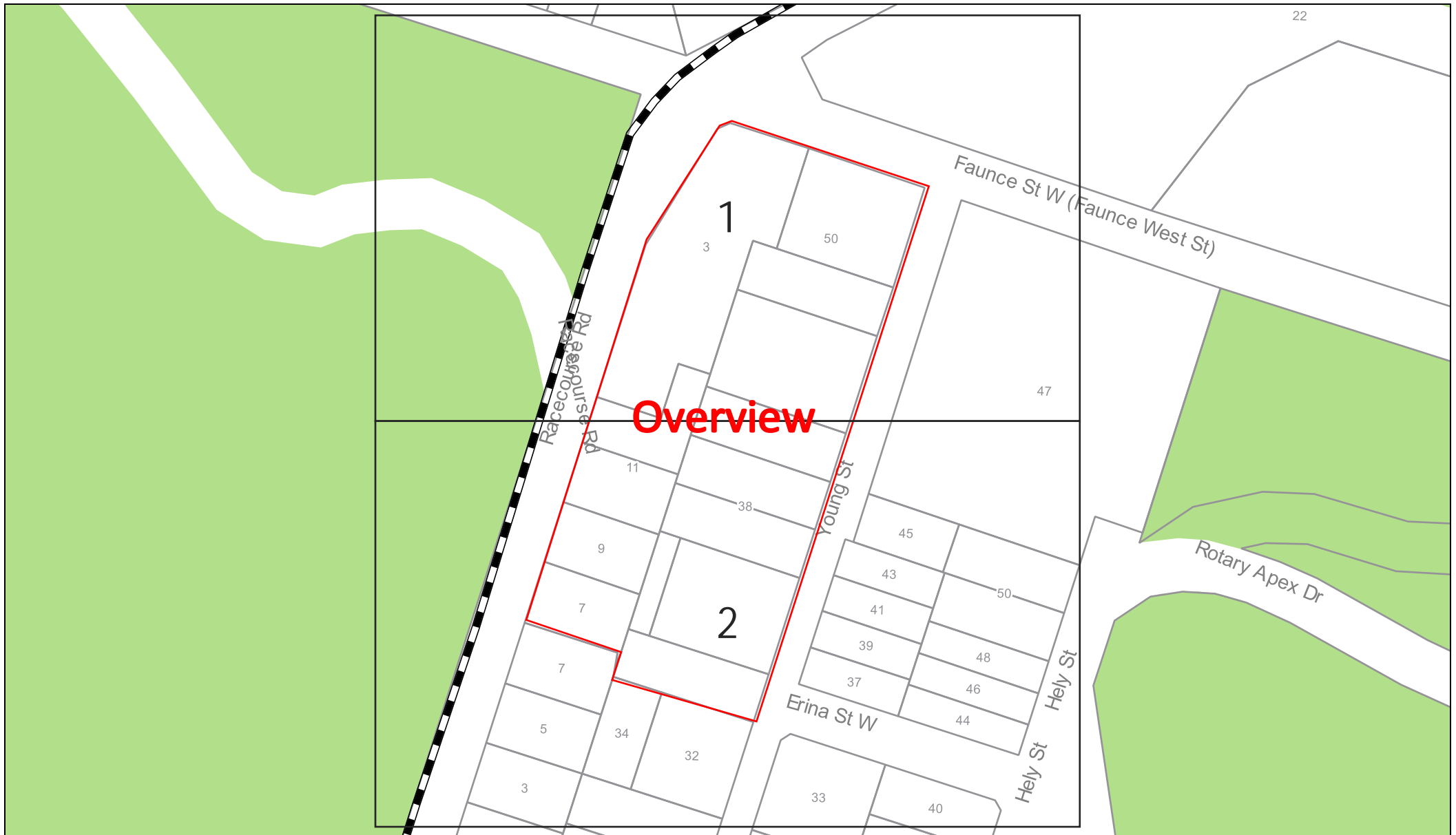
ASET78814/81994/1-11

☐ Samples received at ambient temperature

☐ Samples received chilled

Received by (signature) Arani Date: 13/01/20 1.20pm

ASET Reference Number	GETEX Sample Number	Container Plastic Tube – PT Bag – B Petri Dish – PD Plastic Bottle – PB Glass Jar – GJ Glass Bottle – GB Glass Vial – GV	Analysis Required																
			Asbestos in Soil (Presence/Absen ce)	Asbestos in Dust	Asbestos in Material	Asbestos Fibre Counting	Asbestos in Vinyl												
1	11222.07/AS04	B			X														
2	11222.07/AS06	B			X														
3	11222.07/AS09	B			X														
4	11222.07/AS10	B			X														
5	11222.07/AS11	B			X														
6	11222.07/AS12	B			X														
7	11222.07/AS13	B			X														
8	11222.07/AS14	B			X														
9	11222.07/AS15	B			X														
10	11222.07/AS16	B			X														
11	11222.07/AS17	B			X														
Total					11														



Sequence Number: 219893005

Date: 11/01/2023

DISCLAIMER: THIS DRAWING SHOULD NOT BE SCALED TO LOCATE CABLES. NO WARRANTY IS GIVEN THAT THE INFORMATION IS ACCURATE OR COMPLETE. IF YOU REQUIRE INFORMATION REGARDING LOCATING THE CABLE PLEASE CALL NEXTGEN. THIS DOCUMENT HAS BEEN PREPARED SOLELY FOR DIAL BEFORE YOU DIG USE. THIS PLAN CONTAINS COMMERCIAL SENSITIVE INFORMATION AND IS TO BE TREATED ACCORDINGLY. NO SUCH INFORMATION IS TO BE PASSED ONTO OTHER PARTIES WITHOUT WRITTEN CONSENT FROM NEXTGEN PTY LTD.



LEGEND

Digsite



Area

Assets



Cable



3rd Party Duct



Marker Post



Sequence Number: 219893005

Date: 11/01/2023

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LEGEND

Digsite



Area

Assets



Cable



3rd Party Duct



Marker Post



Sequence Number: 219893005

Date: 11/01/2023

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LEGEND

Digsite



Area

Assets



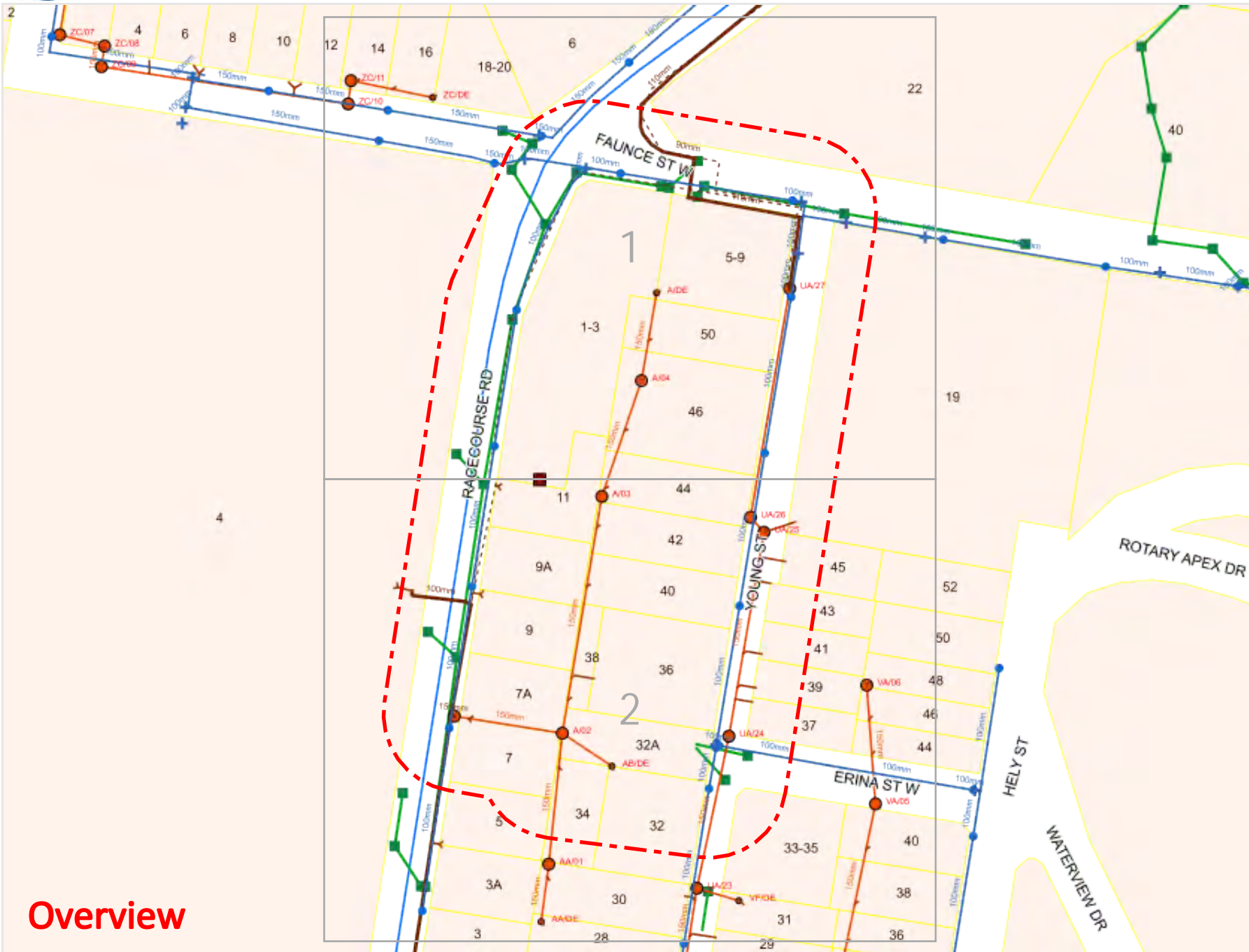
Cable



3rd Party Duct



Marker Post



Legend

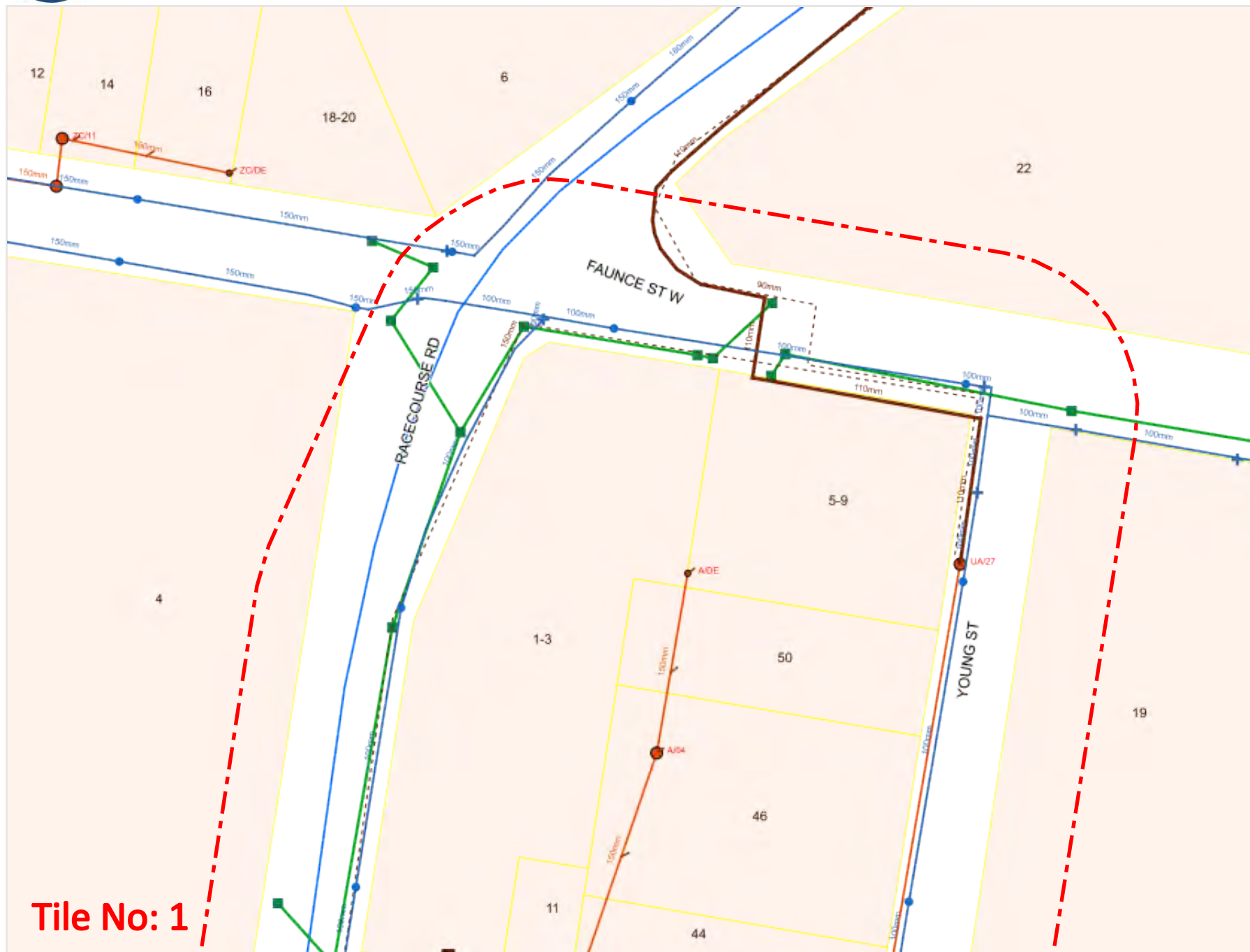
- Watermain
- Watermain (Asbestos)
- Watermain - Expired
- Watermain - Expired (Asbestos)
- + Water Valve
- Watermain - Recycled
- Water Hydrant
- Sewer Service Connection
- Sewer Pressure Main
- Sewer Pressure Main- Expired
- Sewer Network Structures
- Sewer Maintenance Hole
- Sewer Dead End
- Sewer Lamphole
- Sewer Gravity Main
- Sewer Gravity Main (Asbestos)
- Sewer Gravity Main - Expired
- Drainage Pit
- Drainage Pipe
- Drainage Pipe - Expired
- Drainage Culverts
- Drainage Culverts - Expired



Scale: 1:2050
Expires: 08 Feb 2023

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Overview



Tile No: 1

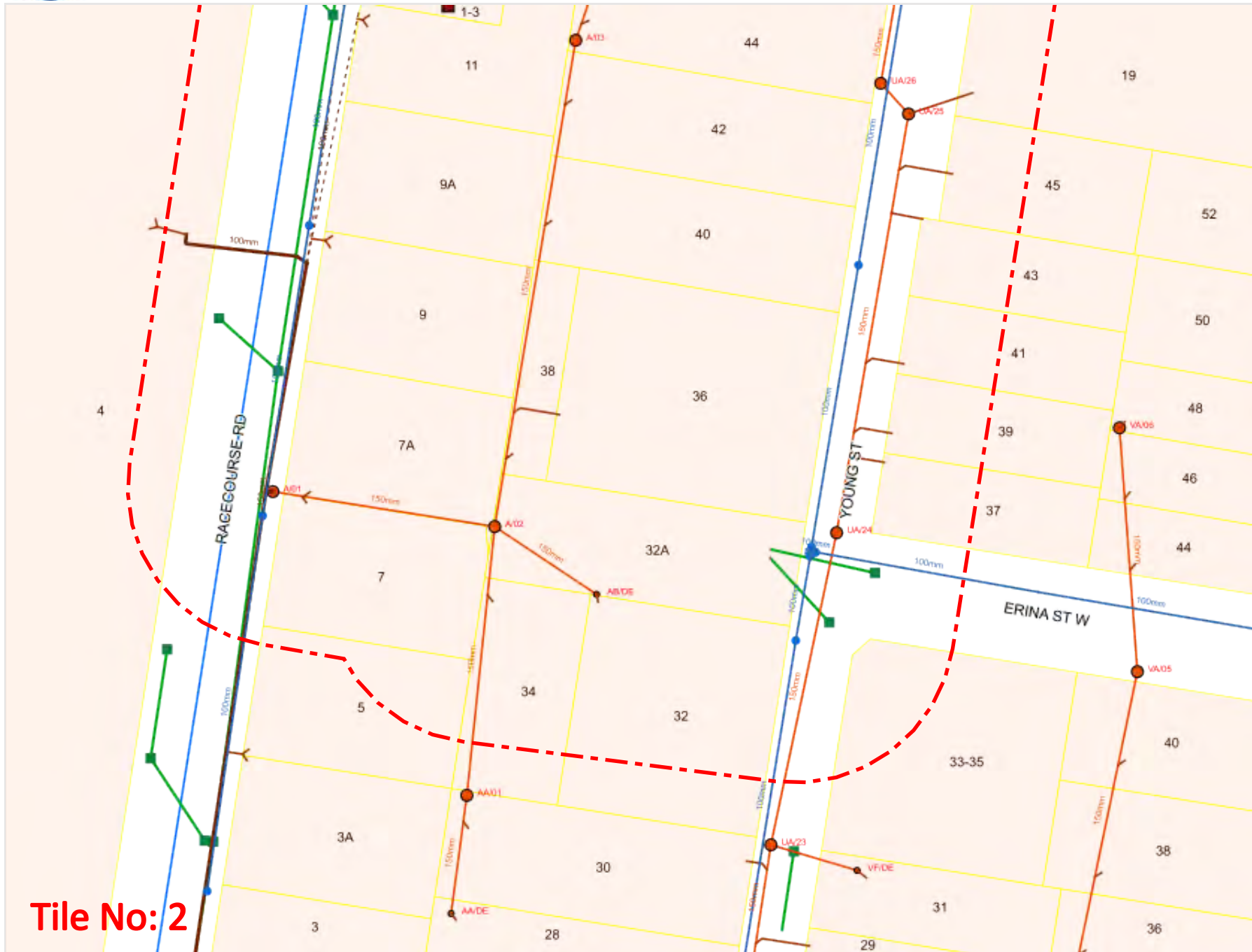
Legend

- Watermain
- Watermain (Asbestos)
- - - Watermain - Expired
- Watermain - Expired (Asbestos)
- + Water Valve
- Watermain - Recycled
- Water Hydrant
- Sewer Service Connection
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- - - Sewer Pressure Main- Expired
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- Sewer Lamphole
- Sewer Gravity Main
- Sewer Gravity Main (Asbestos)
- - - Sewer Gravity Main - Expired
- Drainage Pit
- Drainage Pipe
- - - Drainage Pipe - Expired
- Drainage Culverts
- - - Drainage Culverts - Expired



Scale: 1:1000
Expires: 08 Feb 2023

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Legend

- Watermain
- Watermain (Asbestos)
- - - Watermain - Expired
- - - Watermain - Expired (Asbestos)
- + Water Valve
- Watermain - Recycled
- Water Hydrant
- Sewer Service Connection
- Sewer Pressure Main
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- Sewer Network Structures
- Sewer Maintenance Hole
- Sewer Dead End
- Sewer Lamphole
- Sewer Gravity Main
- Sewer Gravity Main (Asbestos)
- - - Sewer Gravity Main - Expired
- Drainage Pit
- Drainage Pipe
- - - Drainage Pipe - Expired
- Drainage Culverts
- - - Drainage Culverts - Expired



Scale: 1:1000
Expires: 08 Feb 2023

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Tile No: 2

If further information is required, please contact:

Ausgrid BYDA

Phone: (02) 4951 0899

Fax: (02) 4951 0729

Emergency Phone Number 131388



Underground Cable Location Search Advice

**-- Ausgrid Assets Not Recorded in the Vicinity --
(Caution Still Required)**

To:	Katelyn Elliott Stantec Australia 16 Burelli Street Wollongong NSW 2500		
		Phone No:	+61476144110
		Issue Date:	11/01/2023

In response to your enquiry, Sequence No219893006 the records of Ausgrid **do not** disclose that there are Ausgrid underground cables in the defined search location.

This search is based on the geographical position of the dig site as denoted in the Before You Dig Australia caller confirmation sheet and an overview is provided:

Address:	38 Young Street West Gosford NSW 2250
Job #:	33395501



****Important****

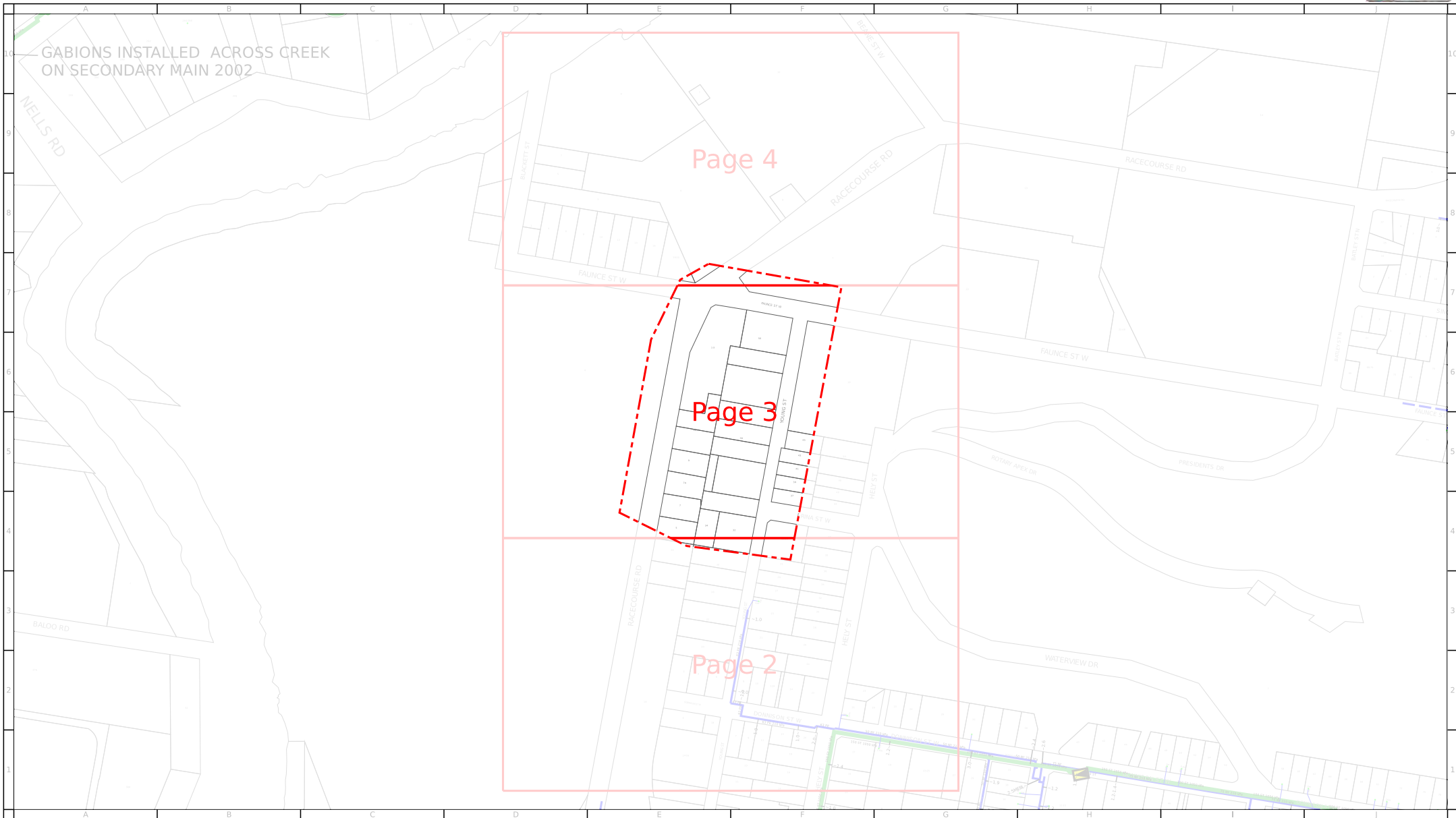
All information provided to you is ONLY VALID FOR **30 DAYS** from the date of issue

YOU MUST READ AND UNDERSTAND THE:

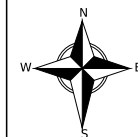
IMPORTANT INFORMATION

AND

**CHECKLIST FOR WORK NEAR OR AROUND UNDERGROUND CABLES
THAT ARE INCLUDED AS PART OF THIS ADVICE**



For legend details, please refer to the Coversheet attachment provided as part of this DBYD response.



Scale: 1:6301

Issue Date: 10/01/2023
DBYD Seq No: 219893008
DBYD Job No: 33395501
Overview Page:

WARNING: This is a representation of Jemena Gas Networks underground assets only and may not indicate all assets in the area. It must not be used for the purpose of exact asset location in order to undertake any type of excavation. Please read all conditions and information on the attached information sheet. This extract is subject to those conditions. The information contained on this plan is only valid for 28 days from the date of issue.



For legend details, please refer to the Coversheet attachment provided as part of this DBYD response.



Scale:1:2000

Issue Date: 10/01/2023
DBYD Seq No: 219893008
DBYD Job No: 33395501



WARNING: This is a representation of Jemena Gas Networks underground assets only and may not indicate all assets in the area. It must not be used for the purpose of exact asset location in order to undertake any type of excavation. This plan is diagrammatic only, and distances scaled from this plan may not be accurate. Please read all conditions and information on the attached information sheet. This extract is subject to those conditions. The information contained on this plan is only valid for 28 days from the date of issue.



For legend details, please refer to the Coversheet attachment provided as part of this DBYD response.



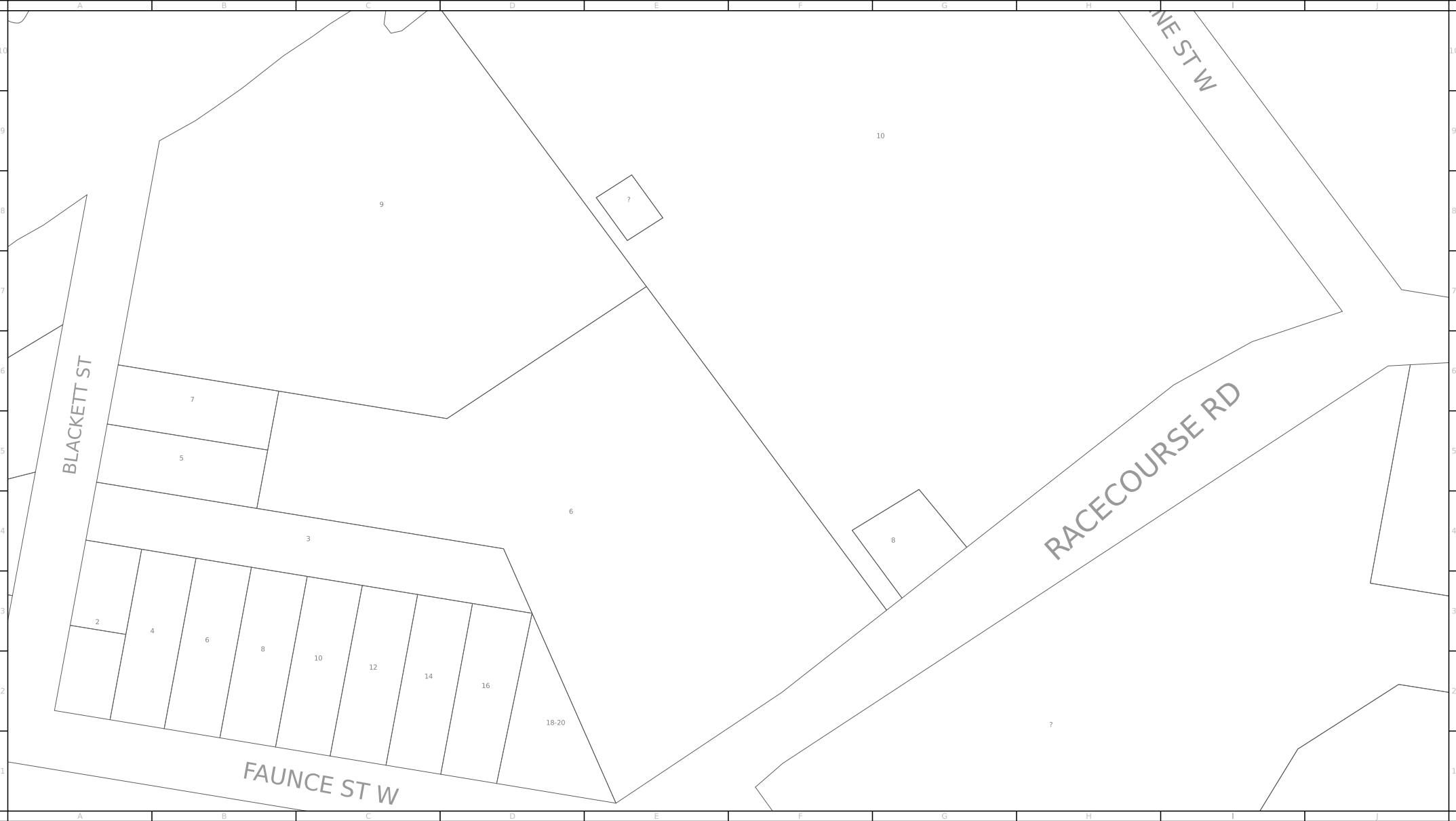
Scale:1:2000

Issue Date: 10/01/2023

DBYD Seq No: 219893008

DBYD Job No: 33395501

0m 10m 20m 30m 40m 50m 60m 70m80m

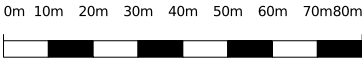


For legend details, please refer to the Coversheet attachment provided as part of this DBYD response.




Scale:1:2000

Issue Date: 10/01/2023
DBYD Seq No: 219893008
DBYD Job No: 33395501



WARNING: This is a representation of Jemena Gas Networks underground assets only and may not indicate all assets in the area. It must not be used for the purpose of exact asset location in order to undertake any type of excavation. This plan is diagrammatic only, and distances scaled from this plan may not be accurate. Please read all conditions and information on the attached information sheet. This extract is subject to those conditions. The information contained on this plan is only valid for 28 days from the date of issue.

To: Katelyn Elliott
Phone: Not Supplied
Fax: Not Supplied
Email: katelyn.elliott@stantec.com

Dial before you dig Job #:	33395501	 DIAL BEFORE YOU DIG <small>www.1100.com.au</small>
Sequence #	219893004	
Issue Date:	10/01/2023	
Location:	38 Young Street , West Gosford , NSW , 2250	

Indicative Plans

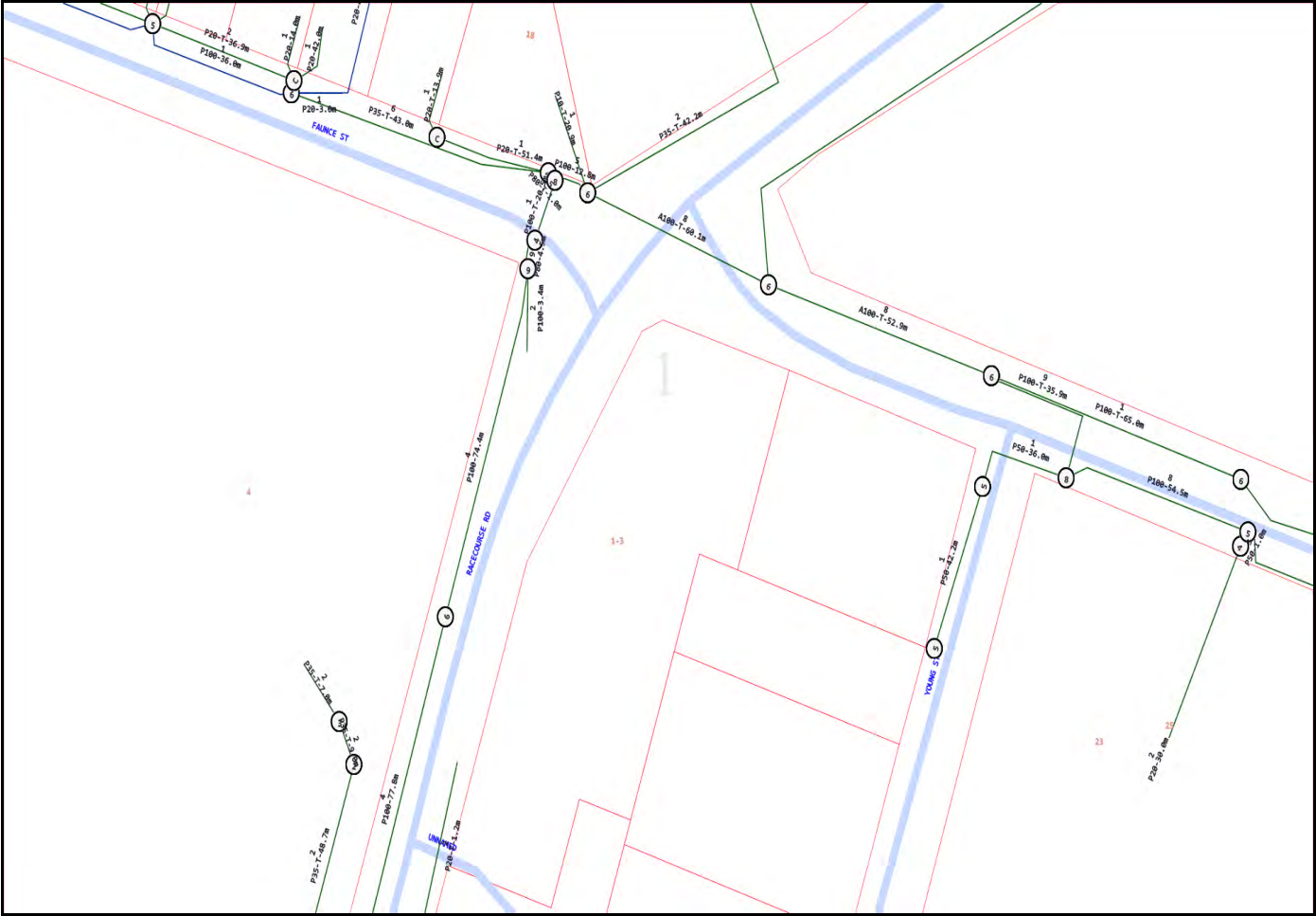




LEGEND

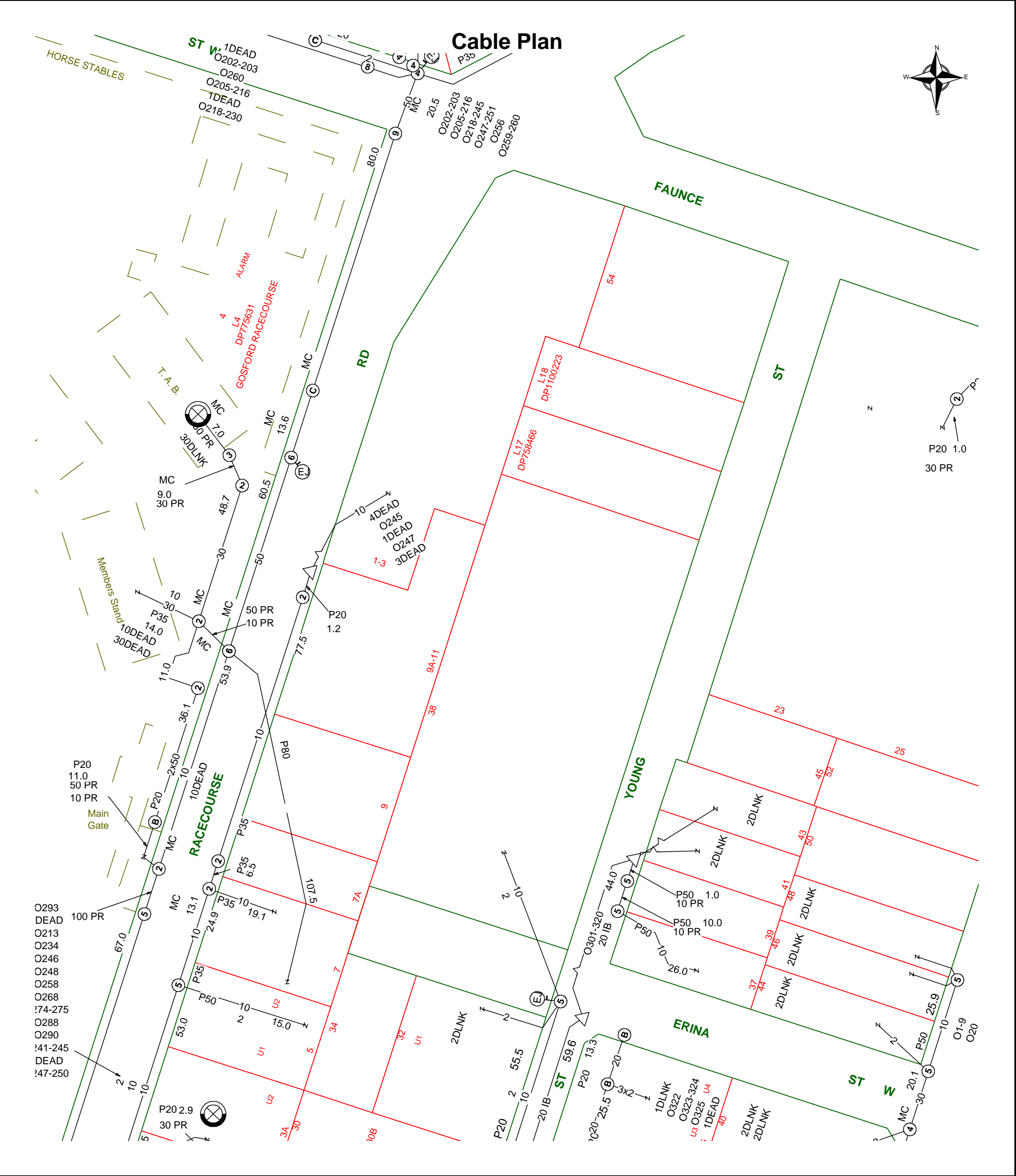



	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
<p>2 PO – T- 25.0m P40 – 20.0m</p>	<p>Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.</p>
<p>2 10.0m</p>	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
	Road and the street name "Broadway ST"
<p>Scale</p>	<p>0 20 40 60 Meters 1:2000 1 cm equals 20 m</p>





You must immediately report any damage to the **nbn™** network that you are/become aware of. Notification may be by telephone - 1800 626 329.



	<p>Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries</p>	<p>Sequence Number: 219893009</p>
<p>TELSTRA LIMITED A.C.N. 086 174 781</p> <p>Generated On 11/01/2023 08:58:03</p>		<p>CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.</p>

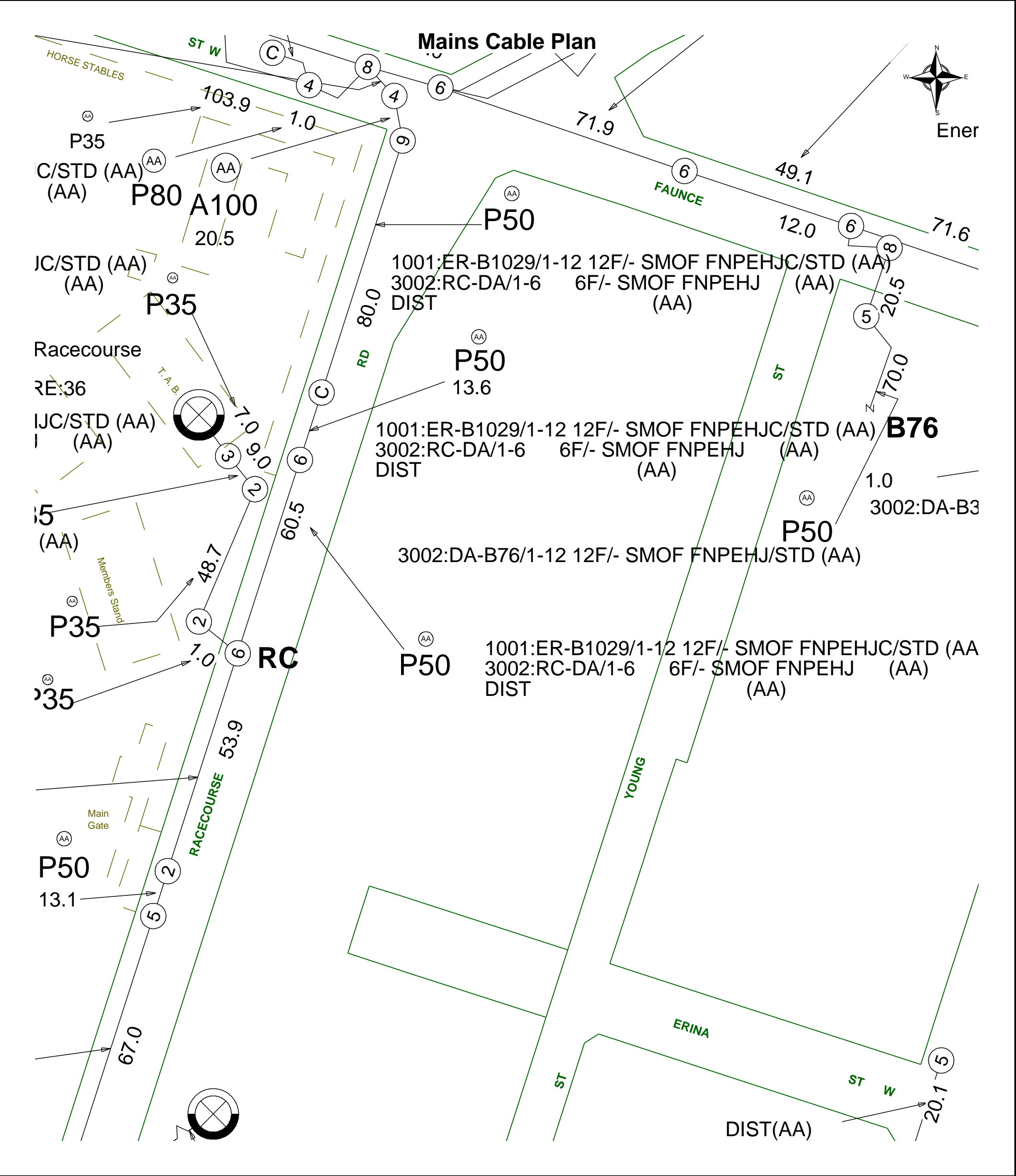
The above plan must be viewed in conjunction with the Mains Cable Plan on the following page


WARNING

Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps- Telstra Duty of Care that was provided in the email response.

Page 1 of 2



	<p>Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries</p>	<p>Sequence Number: 219893009</p>
<p>TELSTRA LIMITED A.C.N. 086 174 781</p> <p>Generated On 11/01/2023 08:58:04</p>		<p>CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.</p>

WARNING
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps- Telstra Duty of Care that was provided in the email response.



OPENING ELECTRONIC MAP ATTACHMENTS -

Telstra Cable Plans are generated automatically in either PDF or DWF file types dependant on the site address and the size of area selected. You may need to download and install free viewing software from the internet e.g.



PDF Map Files (max size A3)

Adobe Acrobat Reader (<http://get.adobe.com/reader/>),



DWF Map Files (all sizes over A3)

Autodesk A360 (<https://360.autodesk.com/viewer>) or

Autodesk Design Review (<http://usa.autodesk.com/design-review/>) for DWF files.
(Windows)



Telstra DBYD map related enquiries

email - Telstra.Plans@team.telstra.com

1800 653 935 (AEST Business Hours only)



REPORT ANY DAMAGE TO THE TELSTRA NETWORK IMMEDIATELY

Report online - <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment>

Ph: **13 22 03**

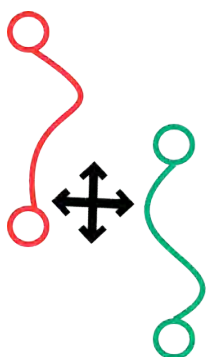
If you receive a message asking for a phone or account number say:

"I don't have one" then say "Report Damage" then press 1 to speak to an operator.



Telstra New Connections / Disconnections

13 22 00



Telstra asset relocation enquiries: 1800 810 443 (AEST business hours only).

NetworkIntegrity@team.telstra.com

<https://www.telstra.com.au/consumer-advice/digging-construction>

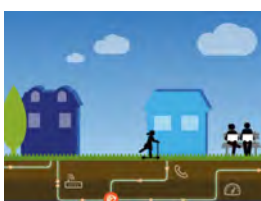
Certified Locating Organisation (CLO)

<https://dbydlocator.com/certified-locating-organisation/>



DBYDCertification

Please refer to attached Accredited Plant Locator.pdf



Telstra Smart Communities

Information for new developments (developers, builders, homeowners)

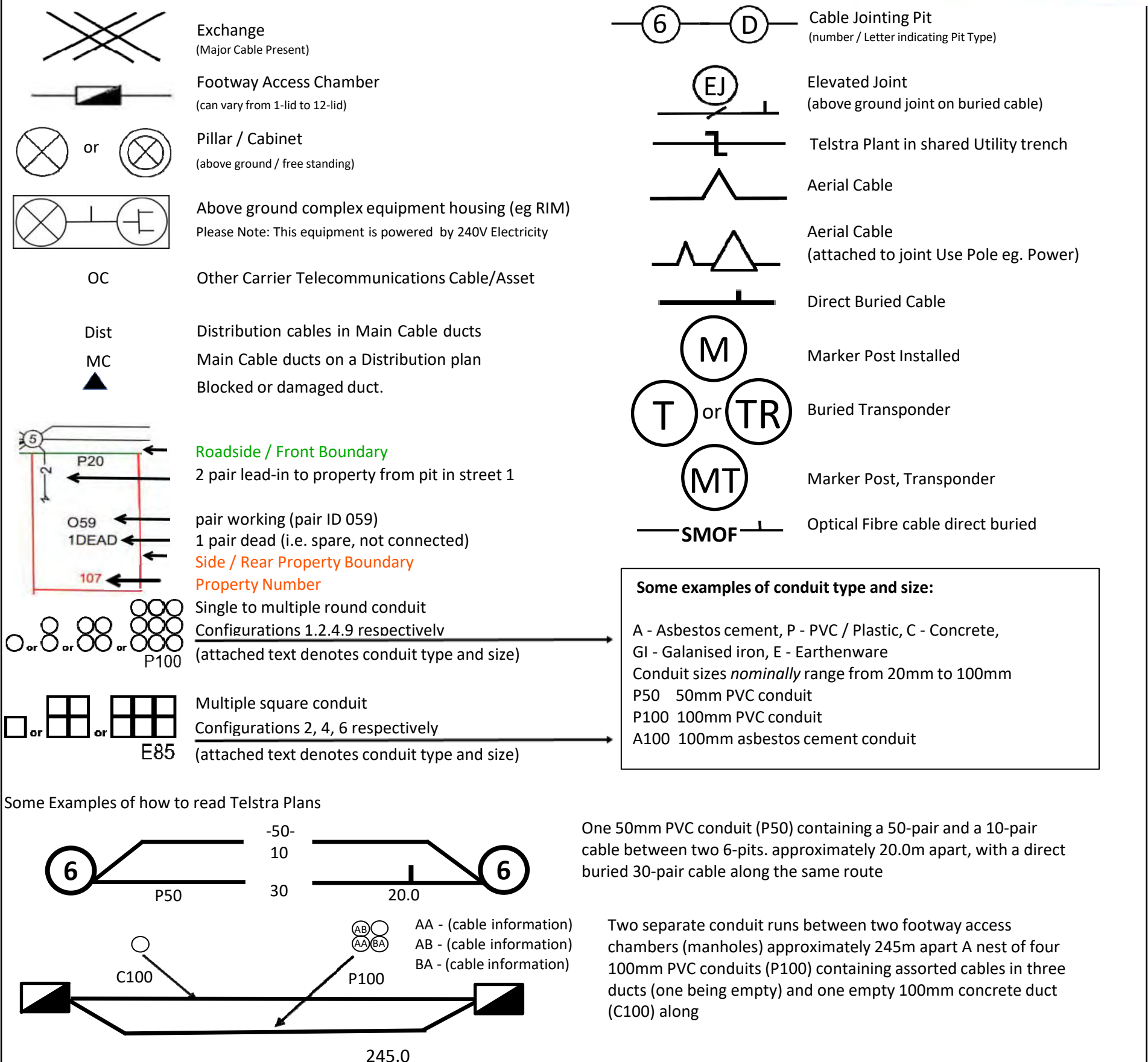
<https://www.telstra.com.au/smart-community>

LEGEND

IT'S HOW
WE CONNECT



For more info contact a [Certified Locating Organisation](#) or Telstra Plan Services 1800 653 935



WARNING: Telstra plans and location information conform to Quality Level 'D' of the Australian Standard AS 5488 - Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans. FURTHER ON SITE INVESTIGATION IS REQUIRED TO VALIDATE THE EXACT LOCATION OF TELSTRA PLANT PRIOR TO COMMENCING CONSTRUCTION WORK. A plant location service is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works. The exact position of Telstra assets can only be validated by physically exposing them. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers.



Dye & Durham Property Pty Ltd - Melbourne
PO Box 447
SOUTHBANK VIC 3006

SECTION 10.7(2) AND (5) PLANNING CERTIFICATE

Under Section 10.7 of the Environmental Planning and Assessment Act, 1979

Fee paid:	\$156.00
Receipt No:	17832447
Receipt Date:	8 November 2022
Property Address:	5-9 Faunce St W, WEST GOSFORD NSW 2250
Property Description:	Lot 20 Sec 82 DP 758466
Property Owner	Bhaajayu Pty Ltd and Verugu Pty Ltd and South Pty Ltd and Galbrock Pty Ltd
Certificate No:	55186
Reference No:	76943699:115269885:226508
Date of issue:	08-Nov-2022

The information contained within this certificate relates to the land.



Wyong Office: 2 Hely St / PO Box 20 Wyong NSW 2259

P 02 4306 7900 | E ask@centralcoast.nsw.gov.au | W centralcoast.nsw.gov.au | ABN 73 149 644 003

**ADVICE PROVIDED PURSUANT TO S.10.7(2) OF THE ENVIRONMENTAL
PLANNING AND ASSESSMENT ACT 1979**

1	NAMES OF RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS
----------	---

**(1) Environmental Planning Instruments and Development Control Plans which
apply to the land**

State Environmental Planning Policy (Precincts Regional) 2021 Pt 5.8 Gosford City Centre

Gosford City Centre Development Control Plan 2018

**ZONE B6 ENTERPRISE CORRIDOR UNDER STATE ENVIRONMENTAL PLANNING
POLICY (GOSFORD CITY CENTRE) 2018**

State Environment Planning Policy (Exempt and Complying Development Codes) 2008
State Environment Planning Policy (Building Sustainability Index: BASIX) 2004
State Environment Planning Policy No. 65 – Design Quality of Residential Apartment
Development

State Environment Planning Policy (Primary Production) 2021
State Environment Planning Policy (Transport and Infrastructure) 2021
State Environment Planning Policy (Biodiversity and Conservation) 2021
State Environment Planning Policy (Resilience and Hazards) 2021
State Environment Planning Policy (Industry and Employment) 2021
State Environment Planning Policy (Resources and Energy) 2021
State Environment Planning Policy (Planning Systems) 2021
State Environmental Planning Policy (Housing) 2021

**(2) Proposed Environmental Planning Instruments and Draft Development Control
Plans which will apply to the land and is or has been the subject of community
consultation or public exhibition**

Proposed State Environmental Planning Policy (Transport and Infrastructure) 2021
Proposed State Environment Planning Policy (Building Sustainability Index: BASIX) 2004
Standard Instrument (Local Environmental Plans) Order 2006

2	ZONING AND LAND USE UNDER RELEVANT PLANNING INSTRUMENTS
----------	--

(a) Identity of the Zone

Lot 20 Sec 82 DP 758466

B6 ENTERPRISE CORRIDOR SEPP

(b) For each of the environmental planning instruments referred to in clause 1, please refer to the attached land use table to determine (i), (ii) and (iii) listed below:

- (i) development that may be carried out within the zone without the need for development consent,
- (ii) development which may not be carried out within the zone except with development consent and
- (iii) development which is prohibited within the zone.

(c) Whether additional permitted uses apply to the land

Additional Permitted Uses **do not** apply to this land.

(d) Development Standards applying to the land that fix minimum land dimensions for the erection of a dwelling-house

There are no development standards applying to the land that fix minimum land dimensions for the erection of a dwelling-house on the land. However there are minimum lot sizes applying to the subdivision of land, and in some zones the entitlement to erect a dwelling-house, or carry out other types of residential development, is linked to that minimum lot size.

(e) Land includes or comprises critical habitat

No

(f) Land is in a conservation area

No

(g) Item of environmental heritage is situated on the land

None

3	CONTRIBUTION PLANS
----------	---------------------------

Gosford City Council Section 94A Development Contributions Plan - Gosford City Centre

4	COMPLYING DEVELOPMENT
----------	------------------------------

Whether or not the land is land on which complying development can be carried out under each of the codes for complying development because of the provisions of clause 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 Development Codes) 2008*?

GENERAL HOUSING CODE

Complying Development under the General Housing Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

RURAL HOUSING CODE

Complying development under the Rural Housing Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

LOW RISE HOUSING DIVERSITY CODE

Complying Development under the Low Rise Housing Diversity Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

GREENFIELD HOUSING CODE

Greenfield Housing Code **is not** applicable to this land.

HOUSING ALTERATIONS CODE

Complying development under the Housing Alterations Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

GENERAL DEVELOPMENT CODE

Complying development under the General Development Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

COMMERCIAL AND INDUSTRIAL ALTERATIONS CODE

Complying development under the Commercial and Industrial Alterations Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

COMMERCIAL AND INDUSTRIAL (NEW BUILDINGS AND ADDITIONS) CODE

Complying development under the Commercial and Industrial (New Buildings and Additions) Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

CONTAINER RECYCLING FACILITIES CODE

Complying Development under the Container Recycling Facilities Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

SUBDIVISIONS CODE

Complying Development under the General Housing Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

DEMOLITION CODE

Complying development under the Demolition code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

FIRE SAFETY CODE

Complying development under the Fire Safety Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

5	EXEMPT DEVELOPMENT
----------	---------------------------

Whether or not the land is land on which exempt development may be carried out under each of the exempt development codes under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* because of that Policy, clause 1.16(1) (b1)–(d) or 1.16A.

GENERAL EXEMPT DEVELOPMENT CODE

Exempt development under the General Exempt Development Code applies to this land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

ADVERTISING AND SIGNAGE EXEMPT DEVELOPMENT CODE

Exempt development under the Advertising and Signage Exempt Development Code applies to this land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

TEMPORARY USES AND STRUCTURES EXEMPT DEVELOPMENT CODE

Exempt development under the Temporary Uses and Structures Exempt Development Code applies to this land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

6	AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS (<i>BUILDING PRODUCT SAFETY ACT 2017</i>)
----------	--

1(a) Is there any affected building notice of which the council is aware that is in force in respect of the land?

No

1(b) Is there any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with?

No

1(c) Is there any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding?

No

In this section—

affected building notice has the same meaning as in the *Building Products (Safety) Act 2017*, Part 4.

building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017*

7	LAND RESERVED FOR ACQUISITION
----------	--------------------------------------

The following environmental planning instruments and proposed environmental planning instruments make provisions for the acquisition of the land by a public authority as referred to in Section 3.15 of the Act:

Nil

8	ROAD WIDENING AND ROAD ALIGNMENT
----------	---

(a) DIVISION 2 OF PART 3 OF THE *ROADS ACT 1993*

The land is not affected by road realignment or road widening under the above.

(b) ENVIRONMENTAL PLANNING INSTRUMENT

The land is not affected by road widening or road re-alignment under the above.

(c) COUNCIL RESOLUTIONS

The land is not affected by road widening or road re-alignment under the above.

9	FLOOD RELATED DEVELOPMENT CONTROLS
----------	---

(1) The land or part of the land **is** within the flood planning area and **is** subject to flood related development controls.

(2) The land or part of the land **is** between the flood planning area and the probable maximum flood and **is** subject to flood related development controls.

(3) In this section—

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the Floodplain Development Manual (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

10	COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS
-----------	--

This land **is** affected by a policy adopted by the council or other public authority that restricts the development of the land because of the likelihood of risk restrictions. This land **is** affected because:

Acid sulfate class 5.

In this section—

adopted policy means a policy adopted—

- (a) by the council, or
- (b) by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council.

11	BUSH FIRE PRONE LAND
-----------	-----------------------------

The information currently available to Council indicates that **some** of the land is bushfire prone land (as defined in the Act).

The information currently available to Council indicates that **all** of the land is bushfire prone land (as defined in the Act).

12	LOOSE-FILL ASBESTOS INSULATION
-----------	---------------------------------------

This land does not include 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. That register lists residential premises that contain or have contained loose-fill asbestos insulation.

13	MINE SUBSIDENCE
-----------	------------------------

The land **IS NOT WITHIN** a Mine Subsidence District declared under section 20 of the *Coal Mine Subsidence Compensation Act 2017*.

14	PAPER SUBDIVISION INFORMATION
-----------	--------------------------------------

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

Nil

- (2) The date of any subdivision order that applies to this land.

Not applicable

Words and expressions used in this clause have the same meaning as they have in Part 10 of the *Environmental Planning and Assessment Regulation 2021* and Schedule 7 of the *Environmental Planning and Assessment Act 1979*.

15	PROPERTY VEGETATION PLANS
-----------	----------------------------------

Council **has not** been notified by Local Land Services – Greater Sydney that the land is subject to a property vegetation plan approved under Part 4 of the *Native Vegetation Act*

2003.

16	BIODIVERSITY STEWARDSHIP SITES
-----------	---------------------------------------

Council **has not** been notified by the Director-General of the Department of Planning and Environment that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act, 2016.

Note: Biodiversity stewardship agreements include biobanking agreements under the *Threatened Species Conservation Act 1995*, Part 7A that are taken to be biodiversity stewardship agreements under the *Biodiversity Conservation Act 2016*, Part 5.

17	BIODIVERSITY CERTIFIED LAND
-----------	------------------------------------

The land **is not** biodiversity certified land within the meaning of Part 8 of the *Biodiversity Conservation Act, 2016*.

Note: Biodiversity certified land includes land certified under the *Threatened Species Conservation Act 1995*, Part 7AA that is taken to be certified under the *Biodiversity Conservation Act 2016*, Part 8.

18	ORDERS UNDER <i>TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006</i>
-----------	---

Council **has not** been notified of an Order issued under the Trees (Disputes between Neighbours) Act 2006.

NOTE: This advice is based on information provided by the Land and Environment Court

19	ANNUAL CHARGES UNDER <i>LOCAL GOVERNMENT ACT 1993</i> FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS
-----------	---

The owner (or any previous owner) of the land has not 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.

In this section—

existing coastal protection works has the same meaning as in the *Local Government Act 1993*, section 553B.

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 1 January 2011.

20	WESTERN SYDNEY AEROTROPOLIS
-----------	------------------------------------

Not applicable to Central Coast Local Government Area

21	DEVELOPMENT CONSENT CONDITIONS FOR SENIORS HOUSING
-----------	---

Council **is not** aware of there being a current Site Compatibility Certificate (seniors housing) issued by the Director-General of the Department of Planning and Environment in respect of the land.

NOTE: This advice is based on information provided by the NSW Department of Planning and Environment.

22	SITE COMPATIBILITY CERTIFICATES AND DEVELOPMENT CONSENT CONDITIONS FOR AFFORDABLE RENTAL HOUSING
-----------	---

Council **is not** aware of there being a valid Site Compatibility Certificate (affordable rental housing) issued by the Director-General of the Department of Planning and Environment in respect of the land.

NOTE: This advice is based on information provided by the NSW Department of Planning and Environment.

NOTE

CONTAMINATED LAND MANAGEMENT ACT 1997
--

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

No

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

No

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

No

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

No

**ADVICE PROVIDED PURSUANT TO S.10.7(5) OF THE ENVIRONMENTAL
PLANNING AND ASSESSMENT ACT 1979**

NOTE: SECTION 10.7(6) OF THE ACT STATES THAT A COUNCIL SHALL NOT INCUR ANY LIABILITY IN RESPECT OF ANY ADVICE PROVIDED IN GOOD FAITH PURSUANT TO SUBSECTION (5).

- 23.1** The property is subject to Environmental Planning and Assessment (Special Infrastructure Contribution - Gosford City Centre) Determination 2018 made by the Minister for Planning, pursuant to section 7.23 of the Environmental Planning and Assessment Act 1979 on 12 October 2018 (enquiries to the Department of Planning Industry and Environment).

For any enquiries regarding this Certificate, please contact Council's Customer Contact Centre on 1300 463 954.

Karen Hansen
Signed on Behalf of Central Coast Council

LAND USE TABLE

Zone B6 Enterprise Corridor

State Environmental Planning Policy (Precincts—Regional) 2021 Gosford City Centre

1 Objectives of zone

- To promote businesses along main roads and to encourage a mix of compatible uses.
- To provide a range of employment uses (including business, office, retail and light industrial uses).
- To maintain the economic strength of centres by limiting retailing activity.
- To provide for residential uses, but only as part of a mixed use development.

2 Permitted without consent

Nil

3 Permitted with consent

Business premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Multi dwelling housing; Passenger transport facilities; Plant nurseries; Recreation facilities (indoor); Residential flat buildings; Roads; Shop top housing; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Highway service centres; Home-based child care; Home businesses; Home occupations (sex services); Industries; Information and education facilities; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Rural supplies; Service stations; Sewage treatment plants; Storage premises; Tourist and visitor accommodation; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems



Dye & Durham Property Pty Ltd - Melbourne
PO Box 447
SOUTHBANK VIC 3006

SECTION 10.7(2) AND (5) PLANNING CERTIFICATE

Under Section 10.7 of the Environmental Planning and Assessment Act, 1979

Fee paid:	\$156.00
Receipt No:	17832446
Receipt Date:	8 November 2022
Property Address:	5-9 Faunce St W, WEST GOSFORD NSW 2250
Property Description:	Lot 18 DP 1100223
Property Owner	Bhaajayu Pty Ltd and Verugu Pty Ltd and South Pty Ltd and Galbrock Pty Ltd
Certificate No:	55188
Reference No:	76943654:115269851:226507
Date of issue:	08-Nov-2022

The information contained within this certificate relates to the land.



Wyong Office: 2 Hely St / PO Box 20 Wyong NSW 2259

P 02 4306 7900 | E ask@centralcoast.nsw.gov.au | W centralcoast.nsw.gov.au | ABN 73 149 644 003

**ADVICE PROVIDED PURSUANT TO S.10.7(2) OF THE ENVIRONMENTAL
PLANNING AND ASSESSMENT ACT 1979**

1	NAMES OF RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS
----------	---

**(1) Environmental Planning Instruments and Development Control Plans which
apply to the land**

State Environmental Planning Policy (Precincts Regional) 2021 Pt 5.8 Gosford City Centre

Gosford City Centre Development Control Plan 2018

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

State Environmental Planning Policy (Coastal Management) 2018 (whole of lot).

**ZONE B6 ENTERPRISE CORRIDOR UNDER STATE ENVIRONMENTAL PLANNING
POLICY (GOSFORD CITY CENTRE) 2018**

State Environment Planning Policy (Exempt and Complying Development Codes) 2008

State Environment Planning Policy (Building Sustainability Index: BASIX) 2004

State Environment Planning Policy No. 65 – Design Quality of Residential Apartment
Development

State Environment Planning Policy (Primary Production) 2021

State Environment Planning Policy (Transport and Infrastructure) 2021

State Environment Planning Policy (Biodiversity and Conservation) 2021

State Environment Planning Policy (Resilience and Hazards) 2021

State Environment Planning Policy (Industry and Employment) 2021

State Environment Planning Policy (Resources and Energy) 2021

State Environment Planning Policy (Planning Systems) 2021

State Environmental Planning Policy (Housing) 2021

**(2) Proposed Environmental Planning Instruments and Draft Development Control
Plans which will apply to the land and is or has been the subject of community
consultation or public exhibition**

Proposed State Environmental Planning Policy (Transport and Infrastructure) 2021

Proposed State Environment Planning Policy (Building Sustainability Index: BASIX) 2004

Standard Instrument (Local Environmental Plans) Order 2006

2	ZONING AND LAND USE UNDER RELEVANT PLANNING INSTRUMENTS
----------	--

(a) Identity of the Zone

Lot 18 DP 1100223

B6 ENTERPRISE CORRIDOR SEPP

(b) For each of the environmental planning instruments referred to in clause 1, please refer to the attached land use table to determine (i), (ii) and (iii) listed below:

- (i) development that may be carried out within the zone without the need for development consent,
- (ii) development which may not be carried out within the zone except with development consent and
- (iii) development which is prohibited within the zone.

(c) Whether additional permitted uses apply to the land

Additional Permitted Uses **do not** apply to this land.

(d) Development Standards applying to the land that fix minimum land dimensions for the erection of a dwelling-house

There are no development standards applying to the land that fix minimum land dimensions for the erection of a dwelling-house on the land. However there are minimum lot sizes applying to the subdivision of land, and in some zones the entitlement to erect a dwelling-house, or carry out other types of residential development, is linked to that minimum lot size.

(e) Land includes or comprises critical habitat

No

(f) Land is in a conservation area

No

(g) Item of environmental heritage is situated on the land

None

3	CONTRIBUTION PLANS
----------	---------------------------

Gosford City Council Section 94A Development Contributions Plan - Gosford City Centre

4	COMPLYING DEVELOPMENT
----------	------------------------------

Whether or not the land is land on which complying development can be carried out under each of the codes for complying development because of the provisions of clause 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 Development Codes) 2008*?

GENERAL HOUSING CODE

Complying Development under the General Housing Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

RURAL HOUSING CODE

Complying development under the Rural Housing Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

LOW RISE HOUSING DIVERSITY CODE

Complying Development under the Low Rise Housing Diversity Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

GREENFIELD HOUSING CODE

Greenfield Housing Code **is not** applicable to this land.

HOUSING ALTERATIONS CODE

Complying development under the Housing Alterations Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

GENERAL DEVELOPMENT CODE

Complying development under the General Development Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

COMMERCIAL AND INDUSTRIAL ALTERATIONS CODE

Complying development under the Commercial and Industrial Alterations Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

COMMERCIAL AND INDUSTRIAL (NEW BUILDINGS AND ADDITIONS) CODE

Complying development under the Commercial and Industrial (New Buildings and Additions) Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

CONTAINER RECYCLING FACILITIES CODE

Complying Development under the Container Recycling Facilities Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

SUBDIVISIONS CODE

Complying Development under the General Housing Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

DEMOLITION CODE

Complying development under the Demolition code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

FIRE SAFETY CODE

Complying development under the Fire Safety Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

5	EXEMPT DEVELOPMENT
----------	---------------------------

Whether or not the land is land on which exempt development may be carried out under each of the exempt development codes under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* because of that Policy, clause 1.16(1) (b1)–(d) or 1.16A.

GENERAL EXEMPT DEVELOPMENT CODE

Exempt development under the General Exempt Development Code applies to this land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

ADVERTISING AND SIGNAGE EXEMPT DEVELOPMENT CODE

Exempt development under the Advertising and Signage Exempt Development Code applies to this land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

TEMPORARY USES AND STRUCTURES EXEMPT DEVELOPMENT CODE

Exempt development under the Temporary Uses and Structures Exempt Development Code applies to this land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

6	AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS (<i>BUILDING PRODUCT SAFETY ACT 2017</i>)
----------	--

1(a) Is there any affected building notice of which the council is aware that is in force in respect of the land?

No

1(b) Is there any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with?

No

1(c) Is there any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding?

No

In this section—

affected building notice has the same meaning as in the *Building Products (Safety) Act 2017*, Part 4.

building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017*

7	LAND RESERVED FOR ACQUISITION
----------	--------------------------------------

The following environmental planning instruments and proposed environmental planning instruments make provisions for the acquisition of the land by a public authority as referred to in Section 3.15 of the Act:

Nil

8	ROAD WIDENING AND ROAD ALIGNMENT
----------	---

(a) DIVISION 2 OF PART 3 OF THE *ROADS ACT 1993*

The land is not affected by road realignment or road widening under the above.

(b) ENVIRONMENTAL PLANNING INSTRUMENT

The land is not affected by road widening or road re-alignment under the above.

(c) COUNCIL RESOLUTIONS

The land is not affected by road widening or road re-alignment under the above.

9	FLOOD RELATED DEVELOPMENT CONTROLS
----------	---

(1) The land or part of the land **is** within the flood planning area and **is** subject to flood related development controls.

(2) The land or part of the land **is** between the flood planning area and the probable maximum flood and **is** subject to flood related development controls.

(3) In this section—

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the Floodplain Development Manual (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

10	COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS
-----------	--

This land **is** affected by a policy adopted by the council or other public authority that restricts the development of the land because of the likelihood of risk restrictions. This land **is** affected because:

Acid sulfate class 5.

In this section—

adopted policy means a policy adopted—

- (a) by the council, or
- (b) by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council.

11	BUSH FIRE PRONE LAND
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The information currently available to Council indicates that **some** of the land is bushfire prone land (as defined in the Act).

The information currently available to Council indicates that **all** of the land is bushfire prone land (as defined in the Act).

12	LOOSE-FILL ASBESTOS INSULATION
-----------	---------------------------------------

This land does not include 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. That register lists residential premises that contain or have contained loose-fill asbestos insulation.

13	MINE SUBSIDENCE
-----------	------------------------

The land **IS NOT WITHIN** a Mine Subsidence District declared under section 20 of the *Coal Mine Subsidence Compensation Act 2017*.

14	PAPER SUBDIVISION INFORMATION
-----------	--------------------------------------

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

Nil

- (2) The date of any subdivision order that applies to this land.

Not applicable

Words and expressions used in this clause have the same meaning as they have in Part 10 of the *Environmental Planning and Assessment Regulation 2021* and Schedule 7 of the *Environmental Planning and Assessment Act 1979*.

15	PROPERTY VEGETATION PLANS
-----------	----------------------------------

Council **has not** been notified by Local Land Services – Greater Sydney that the land is subject to a property vegetation plan approved under Part 4 of the *Native Vegetation Act*

2003.

16	BIODIVERSITY STEWARDSHIP SITES
-----------	---------------------------------------

Council **has not** been notified by the Director-General of the Department of Planning and Environment that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act, 2016.

Note: Biodiversity stewardship agreements include biobanking agreements under the *Threatened Species Conservation Act 1995*, Part 7A that are taken to be biodiversity stewardship agreements under the *Biodiversity Conservation Act 2016*, Part 5.

17	BIODIVERSITY CERTIFIED LAND
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The land **is not** biodiversity certified land within the meaning of Part 8 of the *Biodiversity Conservation Act, 2016*.

Note: Biodiversity certified land includes land certified under the *Threatened Species Conservation Act 1995*, Part 7AA that is taken to be certified under the *Biodiversity Conservation Act 2016*, Part 8.

18	ORDERS UNDER <i>TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006</i>
-----------	---

Council **has not** been notified of an Order issued under the Trees (Disputes between Neighbours) Act 2006.

NOTE: This advice is based on information provided by the Land and Environment Court

19	ANNUAL CHARGES UNDER <i>LOCAL GOVERNMENT ACT 1993</i> FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS
-----------	---

The owner (or any previous owner) of the land has not 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.

In this section—

existing coastal protection works has the same meaning as in the *Local Government Act 1993*, section 553B.

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 1 January 2011.

20	WESTERN SYDNEY AEROTROPOLIS
-----------	------------------------------------

Not applicable to Central Coast Local Government Area

21	DEVELOPMENT CONSENT CONDITIONS FOR SENIORS HOUSING
-----------	---

Council **is not** aware of there being a current Site Compatibility Certificate (seniors housing) issued by the Director-General of the Department of Planning and Environment in respect of the land.

NOTE: This advice is based on information provided by the NSW Department of Planning and Environment.

22	SITE COMPATIBILITY CERTIFICATES AND DEVELOPMENT CONSENT CONDITIONS FOR AFFORDABLE RENTAL HOUSING
-----------	---

Council **is not** aware of there being a valid Site Compatibility Certificate (affordable rental housing) issued by the Director-General of the Department of Planning and Environment in respect of the land.

NOTE: This advice is based on information provided by the NSW Department of Planning and Environment.

NOTE

CONTAMINATED LAND MANAGEMENT ACT 1997

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

No

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

No

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

No

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

No

**ADVICE PROVIDED PURSUANT TO S.10.7(5) OF THE ENVIRONMENTAL
PLANNING AND ASSESSMENT ACT 1979**

NOTE: SECTION 10.7(6) OF THE ACT STATES THAT A COUNCIL SHALL NOT INCUR ANY LIABILITY IN RESPECT OF ANY ADVICE PROVIDED IN GOOD FAITH PURSUANT TO SUBSECTION (5).

- 23.1** The property is subject to Environmental Planning and Assessment (Special Infrastructure Contribution - Gosford City Centre) Determination 2018 made by the Minister for Planning, pursuant to section 7.23 of the Environmental Planning and Assessment Act 1979 on 12 October 2018 (enquiries to the Department of Planning Industry and Environment).

For any enquiries regarding this Certificate, please contact Council's Customer Contact Centre on 1300 463 954.

Karen Hansen
Signed on Behalf of Central Coast Council

LAND USE TABLE

Zone B6 Enterprise Corridor

State Environmental Planning Policy (Precincts—Regional) 2021 Gosford City Centre

1 Objectives of zone

- To promote businesses along main roads and to encourage a mix of compatible uses.
- To provide a range of employment uses (including business, office, retail and light industrial uses).
- To maintain the economic strength of centres by limiting retailing activity.
- To provide for residential uses, but only as part of a mixed use development.

2 Permitted without consent

Nil

3 Permitted with consent

Business premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Multi dwelling housing; Passenger transport facilities; Plant nurseries; Recreation facilities (indoor); Residential flat buildings; Roads; Shop top housing; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Highway service centres; Home-based child care; Home businesses; Home occupations (sex services); Industries; Information and education facilities; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Rural supplies; Service stations; Sewage treatment plants; Storage premises; Tourist and visitor accommodation; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems



Dye & Durham Property Pty Ltd - Melbourne
PO Box 447
SOUTHBANK VIC 3006

SECTION 10.7(2) AND (5) PLANNING CERTIFICATE

Under Section 10.7 of the Environmental Planning and Assessment Act, 1979

Fee paid:	\$156.00
Receipt No:	17831509
Receipt Date:	7 November 2022
Property Address:	7A Racecourse Road, WEST GOSFORD NSW 2250
Property Description:	Lot 74 DP 810836
Property Owner	Bhaajayu Pty Ltd and South Pty Ltd and Busways East Pty Ltd and Verugu Pty Ltd and Galbrock Pty Ltd
Certificate No:	55149
Reference No:	76941912:115268072:226467
Date of issue:	08-Nov-2022

The information contained within this certificate relates to the land.



Wyong Office: 2 Hely St / PO Box 20 Wyong NSW 2259

P 02 4306 7900 | E ask@centralcoast.nsw.gov.au | W centralcoast.nsw.gov.au | ABN 73 149 644 003

**ADVICE PROVIDED PURSUANT TO S.10.7(2) OF THE ENVIRONMENTAL
PLANNING AND ASSESSMENT ACT 1979**

1	NAMES OF RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS
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**(1) Environmental Planning Instruments and Development Control Plans which
apply to the land**

State Environmental Planning Policy (Precincts Regional) 2021 Pt 5.8 Gosford City Centre

Gosford City Centre Development Control Plan 2018

**ZONE B6 ENTERPRISE CORRIDOR UNDER STATE ENVIRONMENTAL PLANNING
POLICY (GOSFORD CITY CENTRE) 2018**

State Environment Planning Policy (Exempt and Complying Development Codes) 2008

State Environment Planning Policy (Building Sustainability Index: BASIX) 2004

State Environment Planning Policy No. 65 – Design Quality of Residential Apartment
Development

State Environment Planning Policy (Primary Production) 2021

State Environment Planning Policy (Transport and Infrastructure) 2021

State Environment Planning Policy (Biodiversity and Conservation) 2021

State Environment Planning Policy (Resilience and Hazards) 2021

State Environment Planning Policy (Industry and Employment) 2021

State Environment Planning Policy (Resources and Energy) 2021

State Environment Planning Policy (Planning Systems) 2021

State Environmental Planning Policy (Housing) 2021

**(2) Proposed Environmental Planning Instruments and Draft Development Control
Plans which will apply to the land and is or has been the subject of community
consultation or public exhibition**

Proposed State Environmental Planning Policy (Transport and Infrastructure) 2021

Proposed State Environment Planning Policy (Building Sustainability Index: BASIX) 2004

Standard Instrument (Local Environmental Plans) Order 2006

2	ZONING AND LAND USE UNDER RELEVANT PLANNING INSTRUMENTS
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(a) Identity of the Zone

Lot 74 DP 810836

B6 ENTERPRISE CORRIDOR SEPP

(b) For each of the environmental planning instruments referred to in clause 1, please refer to the attached land use table to determine (i), (ii) and (iii) listed below:

- (i) development that may be carried out within the zone without the need for development consent,
- (ii) development which may not be carried out within the zone except with development consent and
- (iii) development which is prohibited within the zone.

(c) Whether additional permitted uses apply to the land

Additional Permitted Uses **do not** apply to this land.

(d) Development Standards applying to the land that fix minimum land dimensions for the erection of a dwelling-house

There are no development standards applying to the land that fix minimum land dimensions for the erection of a dwelling-house on the land. However there are minimum lot sizes applying to the subdivision of land, and in some zones the entitlement to erect a dwelling-house, or carry out other types of residential development, is linked to that minimum lot size.

(e) Land includes or comprises critical habitat

No

(f) Land is in a conservation area

No

(g) Item of environmental heritage is situated on the land

None

3	CONTRIBUTION PLANS
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Gosford City Council Section 94A Development Contributions Plan - Gosford City Centre

4	COMPLYING DEVELOPMENT
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Whether or not the land is land on which complying development can be carried out under each of the codes for complying development because of the provisions of clause 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 Development Codes) 2008*?

GENERAL HOUSING CODE

Complying Development under the General Housing Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

RURAL HOUSING CODE

Complying development under the Rural Housing Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

LOW RISE HOUSING DIVERSITY CODE

Complying Development under the Low Rise Housing Diversity Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

GREENFIELD HOUSING CODE

Greenfield Housing Code **is not** applicable to this land.

HOUSING ALTERATIONS CODE

Complying development under the Housing Alterations Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

GENERAL DEVELOPMENT CODE

Complying development under the General Development Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

COMMERCIAL AND INDUSTRIAL ALTERATIONS CODE

Complying development under the Commercial and Industrial Alterations Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

COMMERCIAL AND INDUSTRIAL (NEW BUILDINGS AND ADDITIONS) CODE

Complying development under the Commercial and Industrial (New Buildings and Additions) Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

CONTAINER RECYCLING FACILITIES CODE

Complying Development under the Container Recycling Facilities Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

SUBDIVISIONS CODE

Complying Development under the General Housing Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

DEMOLITION CODE

Complying development under the Demolition code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

FIRE SAFETY CODE

Complying development under the Fire Safety Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

5	EXEMPT DEVELOPMENT
----------	---------------------------

Whether or not the land is land on which exempt development may be carried out under each of the exempt development codes under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* because of that Policy, clause 1.16(1) (b1)–(d) or 1.16A.

GENERAL EXEMPT DEVELOPMENT CODE

Exempt development under the General Exempt Development Code applies to this land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

ADVERTISING AND SIGNAGE EXEMPT DEVELOPMENT CODE

Exempt development under the Advertising and Signage Exempt Development Code applies to this land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

TEMPORARY USES AND STRUCTURES EXEMPT DEVELOPMENT CODE

Exempt development under the Temporary Uses and Structures Exempt Development Code applies to this land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

6	AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS (<i>BUILDING PRODUCT SAFETY ACT 2017</i>)
----------	--

1(a) Is there any affected building notice of which the council is aware that is in force in respect of the land?

No

1(b) Is there any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with?

No

1(c) Is there any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding?

No

In this section—

affected building notice has the same meaning as in the *Building Products (Safety) Act 2017*, Part 4.

building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017*

7	LAND RESERVED FOR ACQUISITION
----------	--------------------------------------

The following environmental planning instruments and proposed environmental planning instruments make provisions for the acquisition of the land by a public authority as referred to in Section 3.15 of the Act:

Nil

8	ROAD WIDENING AND ROAD ALIGNMENT
----------	---

(a) DIVISION 2 OF PART 3 OF THE *ROADS ACT 1993*

The land is not affected by road realignment or road widening under the above.

(b) ENVIRONMENTAL PLANNING INSTRUMENT

The land is not affected by road widening or road re-alignment under the above.

(c) COUNCIL RESOLUTIONS

The land is not affected by road widening or road re-alignment under the above.

9	FLOOD RELATED DEVELOPMENT CONTROLS
----------	---

(1) The land or part of the land **is** within the flood planning area and **is** subject to flood related development controls.

(2) The land or part of the land **is** between the flood planning area and the probable maximum flood and **is** subject to flood related development controls.

(3) In this section—

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the Floodplain Development Manual (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

10	COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS
-----------	--

This land **is** affected by a policy adopted by the council or other public authority that restricts the development of the land because of the likelihood of risk restrictions. This land **is** affected because:

Acid sulfate class 5.

In this section—

adopted policy means a policy adopted—

- (a) by the council, or
- (b) by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council.

11	BUSH FIRE PRONE LAND
-----------	-----------------------------

The information currently available to Council indicates that **some** of the land is bushfire prone land (as defined in the Act).

12	LOOSE-FILL ASBESTOS INSULATION
-----------	---------------------------------------

This land does not include 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. That register lists residential premises that contain or have contained loose-fill asbestos insulation.

13	MINE SUBSIDENCE
-----------	------------------------

The land **IS NOT WITHIN** a Mine Subsidence District declared under section 20 of the *Coal Mine Subsidence Compensation Act 2017*.

14	PAPER SUBDIVISION INFORMATION
-----------	--------------------------------------

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

Nil

- (2) The date of any subdivision order that applies to this land.

Not applicable

Words and expressions used in this clause have the same meaning as they have in Part 10 of the *Environmental Planning and Assessment Regulation 2021* and Schedule 7 of the *Environmental Planning and Assessment Act 1979*.

15	PROPERTY VEGETATION PLANS
-----------	----------------------------------

Council **has not** been notified by Local Land Services – Greater Sydney that the land is subject to a property vegetation plan approved under Part 4 of the *Native Vegetation Act 2003*.

16	BIODIVERSITY STEWARDSHIP SITES
-----------	---------------------------------------

Council **has not** been notified by the Director-General of the Department of Planning and Environment that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act, 2016.

Note: Biodiversity stewardship agreements include biobanking agreements under the *Threatened Species Conservation Act 1995*, Part 7A that are taken to be biodiversity stewardship agreements under the *Biodiversity Conservation Act 2016*, Part 5.

17	BIODIVERSITY CERTIFIED LAND
-----------	------------------------------------

The land **is not** biodiversity certified land within the meaning of Part 8 of the *Biodiversity Conservation Act, 2016*.

Note: Biodiversity certified land includes land certified under the *Threatened Species Conservation Act 1995*, Part 7AA that is taken to be certified under the *Biodiversity Conservation Act 2016*, Part 8.

18	ORDERS UNDER <i>TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006</i>
-----------	---

Council **has not** been notified of an Order issued under the Trees (Disputes between Neighbours) Act 2006.

NOTE: This advice is based on information provided by the Land and Environment Court

19	ANNUAL CHARGES UNDER <i>LOCAL GOVERNMENT ACT 1993</i> FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS
-----------	---

The owner (or any previous owner) of the land has not 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.

In this section—

existing coastal protection works has the same meaning as in the *Local Government Act 1993*, section 553B.

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 1 January 2011.

20	WESTERN SYDNEY AEROTROPOLIS
-----------	------------------------------------

Not applicable to Central Coast Local Government Area

21	DEVELOPMENT CONSENT CONDITIONS FOR SENIORS HOUSING
-----------	---

Council **is not** aware of there being a current Site Compatibility Certificate (seniors housing) issued by the Director-General of the Department of Planning and Environment in respect of the land.

NOTE: This advice is based on information provided by the NSW Department of Planning and Environment.

22	SITE COMPATIBILITY CERTIFICATES AND DEVELOPMENT CONSENT CONDITIONS FOR AFFORDABLE RENTAL HOUSING
-----------	---

Council **is not** aware of there being a valid Site Compatibility Certificate (affordable rental housing) issued by the Director-General of the Department of Planning and Environment in respect of the land.

NOTE: This advice is based on information provided by the NSW Department of Planning and Environment.

NOTE

CONTAMINATED LAND MANAGEMENT ACT 1997
--

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

No

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

No

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

No

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

No

**ADVICE PROVIDED PURSUANT TO S.10.7(5) OF THE ENVIRONMENTAL
PLANNING AND ASSESSMENT ACT 1979**

NOTE: SECTION 10.7(6) OF THE ACT STATES THAT A COUNCIL SHALL NOT INCUR ANY LIABILITY IN RESPECT OF ANY ADVICE PROVIDED IN GOOD FAITH PURSUANT TO SUBSECTION (5).

- 23.1** The property is subject to Environmental Planning and Assessment (Special Infrastructure Contribution - Gosford City Centre) Determination 2018 made by the Minister for Planning, pursuant to section 7.23 of the Environmental Planning and Assessment Act 1979 on 12 October 2018 (enquiries to the Department of Planning Industry and Environment).

For any enquiries regarding this Certificate, please contact Council's Customer Contact Centre on 1300 463 954.

Karen Hansen
Signed on Behalf of Central Coast Council

LAND USE TABLE

Zone B6 Enterprise Corridor

State Environmental Planning Policy (Precincts—Regional) 2021 Gosford City Centre

1 Objectives of zone

- To promote businesses along main roads and to encourage a mix of compatible uses.
- To provide a range of employment uses (including business, office, retail and light industrial uses).
- To maintain the economic strength of centres by limiting retailing activity.
- To provide for residential uses, but only as part of a mixed use development.

2 Permitted without consent

Nil

3 Permitted with consent

Business premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Multi dwelling housing; Passenger transport facilities; Plant nurseries; Recreation facilities (indoor); Residential flat buildings; Roads; Shop top housing; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Highway service centres; Home-based child care; Home businesses; Home occupations (sex services); Industries; Information and education facilities; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Rural supplies; Service stations; Sewage treatment plants; Storage premises; Tourist and visitor accommodation; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems



Dye & Durham Property Pty Ltd - Melbourne
PO Box 447
SOUTHBANK VIC 3006

SECTION 10.7(2) AND (5) PLANNING CERTIFICATE

Under Section 10.7 of the Environmental Planning and Assessment Act, 1979

Fee paid:	\$156.00
Receipt No:	17832440
Receipt Date:	8 November 2022
Property Address:	11 Racecourse Road, WEST GOSFORD NSW 2250
Property Description:	Lot 72 DP 810836
Property Owner	Bhaajayu Pty Ltd and Verugu Pty Ltd and South Pty Ltd and Galbrock Pty Ltd
Certificate No:	55182
Reference No:	76943558:115269738:226505
Date of issue:	08-Nov-2022

The information contained within this certificate relates to the land.



Wyong Office: 2 Hely St / PO Box 20 Wyong NSW 2259

P 02 4306 7900 | E ask@centralcoast.nsw.gov.au | W centralcoast.nsw.gov.au | ABN 73 149 644 003

**ADVICE PROVIDED PURSUANT TO S.10.7(2) OF THE ENVIRONMENTAL
PLANNING AND ASSESSMENT ACT 1979**

1	NAMES OF RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS
----------	---

**(1) Environmental Planning Instruments and Development Control Plans which
apply to the land**

State Environmental Planning Policy (Precincts Regional) 2021 Pt 5.8 Gosford City Centre

Gosford City Centre Development Control Plan 2018

**ZONE B6 ENTERPRISE CORRIDOR UNDER STATE ENVIRONMENTAL PLANNING
POLICY (GOSFORD CITY CENTRE) 2018**

State Environment Planning Policy (Exempt and Complying Development Codes) 2008

State Environment Planning Policy (Building Sustainability Index: BASIX) 2004

State Environment Planning Policy No. 65 – Design Quality of Residential Apartment
Development

State Environment Planning Policy (Primary Production) 2021

State Environment Planning Policy (Transport and Infrastructure) 2021

State Environment Planning Policy (Biodiversity and Conservation) 2021

State Environment Planning Policy (Resilience and Hazards) 2021

State Environment Planning Policy (Industry and Employment) 2021

State Environment Planning Policy (Resources and Energy) 2021

State Environment Planning Policy (Planning Systems) 2021

State Environmental Planning Policy (Housing) 2021

**(2) Proposed Environmental Planning Instruments and Draft Development Control
Plans which will apply to the land and is or has been the subject of community
consultation or public exhibition**

Proposed State Environmental Planning Policy (Transport and Infrastructure) 2021

Proposed State Environment Planning Policy (Building Sustainability Index: BASIX) 2004

Standard Instrument (Local Environmental Plans) Order 2006

2	ZONING AND LAND USE UNDER RELEVANT PLANNING INSTRUMENTS
----------	--

(a) Identity of the Zone

Lot 72 DP 810836

B6 ENTERPRISE CORRIDOR SEPP

(b) For each of the environmental planning instruments referred to in clause 1, please refer to the attached land use table to determine (i), (ii) and (iii) listed below:

- (i) development that may be carried out within the zone without the need for development consent,
- (ii) development which may not be carried out within the zone except with development consent and
- (iii) development which is prohibited within the zone.

(c) Whether additional permitted uses apply to the land

Additional Permitted Uses **do not** apply to this land.

(d) Development Standards applying to the land that fix minimum land dimensions for the erection of a dwelling-house

There are no development standards applying to the land that fix minimum land dimensions for the erection of a dwelling-house on the land. However there are minimum lot sizes applying to the subdivision of land, and in some zones the entitlement to erect a dwelling-house, or carry out other types of residential development, is linked to that minimum lot size.

(e) Land includes or comprises critical habitat

No

(f) Land is in a conservation area

No

(g) Item of environmental heritage is situated on the land

None

3	CONTRIBUTION PLANS
----------	---------------------------

Gosford City Council Section 94A Development Contributions Plan - Gosford City Centre

4	COMPLYING DEVELOPMENT
----------	------------------------------

Whether or not the land is land on which complying development can be carried out under each of the codes for complying development because of the provisions of clause 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 Development Codes) 2008*?

GENERAL HOUSING CODE

Complying Development under the General Housing Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

RURAL HOUSING CODE

Complying development under the Rural Housing Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

LOW RISE HOUSING DIVERSITY CODE

Complying Development under the Low Rise Housing Diversity Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

GREENFIELD HOUSING CODE

Greenfield Housing Code **is not** applicable to this land.

HOUSING ALTERATIONS CODE

Complying development under the Housing Alterations Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

GENERAL DEVELOPMENT CODE

Complying development under the General Development Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

COMMERCIAL AND INDUSTRIAL ALTERATIONS CODE

Complying development under the Commercial and Industrial Alterations Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

COMMERCIAL AND INDUSTRIAL (NEW BUILDINGS AND ADDITIONS) CODE

Complying development under the Commercial and Industrial (New Buildings and Additions) Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

CONTAINER RECYCLING FACILITIES CODE

Complying Development under the Container Recycling Facilities Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

SUBDIVISIONS CODE

Complying Development under the General Housing Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

DEMOLITION CODE

Complying development under the Demolition code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

FIRE SAFETY CODE

Complying development under the Fire Safety Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

5	EXEMPT DEVELOPMENT
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Whether or not the land is land on which exempt development may be carried out under each of the exempt development codes under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* because of that Policy, clause 1.16(1) (b1)–(d) or 1.16A.

GENERAL EXEMPT DEVELOPMENT CODE

Exempt development under the General Exempt Development Code applies to this land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

ADVERTISING AND SIGNAGE EXEMPT DEVELOPMENT CODE

Exempt development under the Advertising and Signage Exempt Development Code applies to this land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

TEMPORARY USES AND STRUCTURES EXEMPT DEVELOPMENT CODE

Exempt development under the Temporary Uses and Structures Exempt Development Code applies to this land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

6	AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS (<i>BUILDING PRODUCT SAFETY ACT 2017</i>)
----------	--

1(a) Is there any affected building notice of which the council is aware that is in force in respect of the land?

No

1(b) Is there any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with?

No

1(c) Is there any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding?

No

In this section—

affected building notice has the same meaning as in the *Building Products (Safety) Act 2017*, Part 4.

building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017*

7	LAND RESERVED FOR ACQUISITION
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The following environmental planning instruments and proposed environmental planning instruments make provisions for the acquisition of the land by a public authority as referred to in Section 3.15 of the Act:

Nil

8	ROAD WIDENING AND ROAD ALIGNMENT
----------	---

(a) DIVISION 2 OF PART 3 OF THE *ROADS ACT 1993*

The land is not affected by road realignment or road widening under the above.

(b) ENVIRONMENTAL PLANNING INSTRUMENT

The land is not affected by road widening or road re-alignment under the above.

(c) COUNCIL RESOLUTIONS

The land is not affected by road widening or road re-alignment under the above.

9	FLOOD RELATED DEVELOPMENT CONTROLS
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(1) The land or part of the land **is** within the flood planning area and **is** subject to flood related development controls.

(2) The land or part of the land **is** between the flood planning area and the probable maximum flood and **is** subject to flood related development controls.

(3) In this section—

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the Floodplain Development Manual (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

10	COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS
-----------	--

This land **is** affected by a policy adopted by the council or other public authority that restricts the development of the land because of the likelihood of risk restrictions. This land **is** affected because:

Acid sulfate class 5.

In this section—

adopted policy means a policy adopted—

- (a) by the council, or
- (b) by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council.

11	BUSH FIRE PRONE LAND
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The information currently available to Council indicates that **some** of the land is bushfire prone land (as defined in the Act).

12	LOOSE-FILL ASBESTOS INSULATION
-----------	---------------------------------------

This land does not include 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. That register lists residential premises that contain or have contained loose-fill asbestos insulation.

13	MINE SUBSIDENCE
-----------	------------------------

The land **IS NOT WITHIN** a Mine Subsidence District declared under section 20 of the *Coal Mine Subsidence Compensation Act 2017*.

14	PAPER SUBDIVISION INFORMATION
-----------	--------------------------------------

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

Nil

- (2) The date of any subdivision order that applies to this land.

Not applicable

Words and expressions used in this clause have the same meaning as they have in Part 10 of the *Environmental Planning and Assessment Regulation 2021* and Schedule 7 of the *Environmental Planning and Assessment Act 1979*.

15	PROPERTY VEGETATION PLANS
-----------	----------------------------------

Council **has not** been notified by Local Land Services – Greater Sydney that the land is subject to a property vegetation plan approved under Part 4 of the *Native Vegetation Act 2003*.

16	BIODIVERSITY STEWARDSHIP SITES
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Council **has not** been notified by the Director-General of the Department of Planning and Environment that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act, 2016.

Note: Biodiversity stewardship agreements include biobanking agreements under the *Threatened Species Conservation Act 1995*, Part 7A that are taken to be biodiversity stewardship agreements under the *Biodiversity Conservation Act 2016*, Part 5.

17	BIODIVERSITY CERTIFIED LAND
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The land **is not** biodiversity certified land within the meaning of Part 8 of the *Biodiversity Conservation Act, 2016*.

Note: Biodiversity certified land includes land certified under the *Threatened Species Conservation Act 1995*, Part 7AA that is taken to be certified under the *Biodiversity Conservation Act 2016*, Part 8.

18	ORDERS UNDER <i>TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006</i>
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Council **has not** been notified of an Order issued under the Trees (Disputes between Neighbours) Act 2006.

NOTE: This advice is based on information provided by the Land and Environment Court

19	ANNUAL CHARGES UNDER <i>LOCAL GOVERNMENT ACT 1993</i> FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS
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The owner (or any previous owner) of the land has not 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.

In this section—

existing coastal protection works has the same meaning as in the *Local Government Act 1993*, section 553B.

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 1 January 2011.

20	WESTERN SYDNEY AEROTROPOLIS
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Not applicable to Central Coast Local Government Area

21	DEVELOPMENT CONSENT CONDITIONS FOR SENIORS HOUSING
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Council **is not** aware of there being a current Site Compatibility Certificate (seniors housing) issued by the Director-General of the Department of Planning and Environment in respect of the land.

NOTE: This advice is based on information provided by the NSW Department of Planning and Environment.

22	SITE COMPATIBILITY CERTIFICATES AND DEVELOPMENT CONSENT CONDITIONS FOR AFFORDABLE RENTAL HOUSING
-----------	---

Council **is not** aware of there being a valid Site Compatibility Certificate (affordable rental housing) issued by the Director-General of the Department of Planning and Environment in respect of the land.

NOTE: This advice is based on information provided by the NSW Department of Planning and Environment.

NOTE

CONTAMINATED LAND MANAGEMENT ACT 1997
--

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

No

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

No

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

No

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

No

**ADVICE PROVIDED PURSUANT TO S.10.7(5) OF THE ENVIRONMENTAL
PLANNING AND ASSESSMENT ACT 1979**

NOTE: SECTION 10.7(6) OF THE ACT STATES THAT A COUNCIL SHALL NOT INCUR ANY LIABILITY IN RESPECT OF ANY ADVICE PROVIDED IN GOOD FAITH PURSUANT TO SUBSECTION (5).

- 23.1** The property is subject to Environmental Planning and Assessment (Special Infrastructure Contribution - Gosford City Centre) Determination 2018 made by the Minister for Planning, pursuant to section 7.23 of the Environmental Planning and Assessment Act 1979 on 12 October 2018 (enquiries to the Department of Planning Industry and Environment).

For any enquiries regarding this Certificate, please contact Council's Customer Contact Centre on 1300 463 954.

Karen Hansen
Signed on Behalf of Central Coast Council

LAND USE TABLE

Zone B6 Enterprise Corridor

State Environmental Planning Policy (Precincts—Regional) 2021 Gosford City Centre

1 Objectives of zone

- To promote businesses along main roads and to encourage a mix of compatible uses.
- To provide a range of employment uses (including business, office, retail and light industrial uses).
- To maintain the economic strength of centres by limiting retailing activity.
- To provide for residential uses, but only as part of a mixed use development.

2 Permitted without consent

Nil

3 Permitted with consent

Business premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Multi dwelling housing; Passenger transport facilities; Plant nurseries; Recreation facilities (indoor); Residential flat buildings; Roads; Shop top housing; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Highway service centres; Home-based child care; Home businesses; Home occupations (sex services); Industries; Information and education facilities; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Rural supplies; Service stations; Sewage treatment plants; Storage premises; Tourist and visitor accommodation; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems



Dye & Durham Property Pty Ltd - Melbourne
PO Box 447
SOUTHBANK VIC 3006

SECTION 10.7(2) AND (5) PLANNING CERTIFICATE

Under Section 10.7 of the Environmental Planning and Assessment Act, 1979

Fee paid:	\$156.00
Receipt No:	17833060
Receipt Date:	8 November 2022
Property Address:	36 Young Street, WEST GOSFORD NSW 2250
Property Description:	Lot 12 DP 1100110
Property Owner	Bhaajayu Pty Ltd and Verugu Pty Ltd and South Pty Ltd and Galbrock Pty Ltd
Certificate No:	55158
Reference No:	76944198:115270495:226526
Date of issue:	08-Nov-2022

The information contained within this certificate relates to the land.



Wyong Office: 2 Hely St / PO Box 20 Wyong NSW 2259

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**ADVICE PROVIDED PURSUANT TO S.10.7(2) OF THE ENVIRONMENTAL
PLANNING AND ASSESSMENT ACT 1979**

1	NAMES OF RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS
----------	---

**(1) Environmental Planning Instruments and Development Control Plans which
apply to the land**

State Environmental Planning Policy (Precincts Regional) 2021 Pt 5.8 Gosford City Centre

Gosford City Centre Development Control Plan 2018

**ZONE B6 ENTERPRISE CORRIDOR UNDER STATE ENVIRONMENTAL PLANNING
POLICY (GOSFORD CITY CENTRE) 2018**

State Environment Planning Policy (Exempt and Complying Development Codes) 2008

State Environment Planning Policy (Building Sustainability Index: BASIX) 2004

State Environment Planning Policy No. 65 – Design Quality of Residential Apartment
Development

State Environment Planning Policy (Primary Production) 2021

State Environment Planning Policy (Transport and Infrastructure) 2021

State Environment Planning Policy (Biodiversity and Conservation) 2021

State Environment Planning Policy (Resilience and Hazards) 2021

State Environment Planning Policy (Industry and Employment) 2021

State Environment Planning Policy (Resources and Energy) 2021

State Environment Planning Policy (Planning Systems) 2021

State Environmental Planning Policy (Housing) 2021

**(2) Proposed Environmental Planning Instruments and Draft Development Control
Plans which will apply to the land and is or has been the subject of community
consultation or public exhibition**

Proposed State Environmental Planning Policy (Transport and Infrastructure) 2021

Proposed State Environment Planning Policy (Building Sustainability Index: BASIX) 2004

Standard Instrument (Local Environmental Plans) Order 2006

2	ZONING AND LAND USE UNDER RELEVANT PLANNING INSTRUMENTS
----------	--

(a) Identity of the Zone

Lot 12 DP 1100110

B6 ENTERPRISE CORRIDOR SEPP

(b) For each of the environmental planning instruments referred to in clause 1, please refer to the attached land use table to determine (i), (ii) and (iii) listed below:

- (i) development that may be carried out within the zone without the need for development consent,
- (ii) development which may not be carried out within the zone except with development consent and
- (iii) development which is prohibited within the zone.

(c) Whether additional permitted uses apply to the land

Additional Permitted Uses **do not** apply to this land.

(d) Development Standards applying to the land that fix minimum land dimensions for the erection of a dwelling-house

There are no development standards applying to the land that fix minimum land dimensions for the erection of a dwelling-house on the land. However there are minimum lot sizes applying to the subdivision of land, and in some zones the entitlement to erect a dwelling-house, or carry out other types of residential development, is linked to that minimum lot size.

(e) Land includes or comprises critical habitat

No

(f) Land is in a conservation area

No

(g) Item of environmental heritage is situated on the land

None

3	CONTRIBUTION PLANS
----------	---------------------------

Gosford City Council Section 94A Development Contributions Plan - Gosford City Centre

4	COMPLYING DEVELOPMENT
----------	------------------------------

Whether or not the land is land on which complying development can be carried out under each of the codes for complying development because of the provisions of clause 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 Development Codes) 2008*?

GENERAL HOUSING CODE

Complying Development under the General Housing Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

RURAL HOUSING CODE

Complying development under the Rural Housing Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

LOW RISE HOUSING DIVERSITY CODE

Complying Development under the Low Rise Housing Diversity Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

GREENFIELD HOUSING CODE

Greenfield Housing Code **is not** applicable to this land.

HOUSING ALTERATIONS CODE

Complying development under the Housing Alterations Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

GENERAL DEVELOPMENT CODE

Complying development under the General Development Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

COMMERCIAL AND INDUSTRIAL ALTERATIONS CODE

Complying development under the Commercial and Industrial Alterations Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

COMMERCIAL AND INDUSTRIAL (NEW BUILDINGS AND ADDITIONS) CODE

Complying development under the Commercial and Industrial (New Buildings and Additions) Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

CONTAINER RECYCLING FACILITIES CODE

Complying Development under the Container Recycling Facilities Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

SUBDIVISIONS CODE

Complying Development under the General Housing Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

DEMOLITION CODE

Complying development under the Demolition code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

FIRE SAFETY CODE

Complying development under the Fire Safety Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

5	EXEMPT DEVELOPMENT
----------	---------------------------

Whether or not the land is land on which exempt development may be carried out under each of the exempt development codes under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* because of that Policy, clause 1.16(1) (b1)–(d) or 1.16A.

GENERAL EXEMPT DEVELOPMENT CODE

Exempt development under the General Exempt Development Code applies to this land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

ADVERTISING AND SIGNAGE EXEMPT DEVELOPMENT CODE

Exempt development under the Advertising and Signage Exempt Development Code applies to this land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

TEMPORARY USES AND STRUCTURES EXEMPT DEVELOPMENT CODE

Exempt development under the Temporary Uses and Structures Exempt Development Code applies to this land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

6	AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS (<i>BUILDING PRODUCT SAFETY ACT 2017</i>)
----------	--

1(a) Is there any affected building notice of which the council is aware that is in force in respect of the land?

No

1(b) Is there any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with?

No

1(c) Is there any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding?

No

In this section—

affected building notice has the same meaning as in the *Building Products (Safety) Act 2017*, Part 4.

building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017*

7	LAND RESERVED FOR ACQUISITION
----------	--------------------------------------

The following environmental planning instruments and proposed environmental planning instruments make provisions for the acquisition of the land by a public authority as referred to in Section 3.15 of the Act:

Nil

8	ROAD WIDENING AND ROAD ALIGNMENT
----------	---

(a) DIVISION 2 OF PART 3 OF THE *ROADS ACT 1993*

The land is not affected by road realignment or road widening under the above.

(b) ENVIRONMENTAL PLANNING INSTRUMENT

The land is not affected by road widening or road re-alignment under the above.

(c) COUNCIL RESOLUTIONS

The land is not affected by road widening or road re-alignment under the above.

9	FLOOD RELATED DEVELOPMENT CONTROLS
----------	---

(1) The land or part of the land **is** within the flood planning area and **is** subject to flood related development controls.

(2) The land or part of the land **is** between the flood planning area and the probable maximum flood and **is** subject to flood related development controls.

(3) In this section—

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the Floodplain Development Manual (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

10	COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS
-----------	--

This land **is** affected by a policy adopted by the council or other public authority that restricts the development of the land because of the likelihood of risk restrictions. This land **is** affected because:

Acid sulfate class 5.

In this section—

adopted policy means a policy adopted—

- (a) by the council, or
- (b) by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council.

11	BUSH FIRE PRONE LAND
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The information currently available to Council indicates that **all** of the land is bushfire prone land (as defined in the Act).

The information currently available to Council indicates that **some** of the land is bushfire prone land (as defined in the Act).

12	LOOSE-FILL ASBESTOS INSULATION
-----------	---------------------------------------

This land does not include 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. That register lists residential premises that contain or have contained loose-fill asbestos insulation.

13	MINE SUBSIDENCE
-----------	------------------------

The land **IS NOT WITHIN** a Mine Subsidence District declared under section 20 of the *Coal Mine Subsidence Compensation Act 2017*.

14	PAPER SUBDIVISION INFORMATION
-----------	--------------------------------------

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

Nil

- (2) The date of any subdivision order that applies to this land.

Not applicable

Words and expressions used in this clause have the same meaning as they have in Part 10 of the *Environmental Planning and Assessment Regulation 2021* and Schedule 7 of the *Environmental Planning and Assessment Act 1979*.

15	PROPERTY VEGETATION PLANS
-----------	----------------------------------

Council **has not** been notified by Local Land Services – Greater Sydney that the land is subject to a property vegetation plan approved under Part 4 of the Native Vegetation Act 2003.

16	BIODIVERSITY STEWARDSHIP SITES
-----------	---------------------------------------

Council **has not** been notified by the Director-General of the Department of Planning and Environment that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act, 2016.

Note: Biodiversity stewardship agreements include biobanking agreements under the *Threatened Species Conservation Act 1995*, Part 7A that are taken to be biodiversity stewardship agreements under the *Biodiversity Conservation Act 2016*, Part 5.

17	BIODIVERSITY CERTIFIED LAND
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The land **is not** biodiversity certified land within the meaning of Part 8 of the *Biodiversity Conservation Act, 2016*.

Note: Biodiversity certified land includes land certified under the *Threatened Species Conservation Act 1995*, Part 7AA that is taken to be certified under the *Biodiversity Conservation Act 2016*, Part 8.

18	ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006
-----------	--

Council **has not** been notified of an Order issued under the Trees (Disputes between Neighbours) Act 2006.

NOTE: This advice is based on information provided by the Land and Environment Court

19	ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS
-----------	--

The owner (or any previous owner) of the land has not 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.

In this section—

existing coastal protection works has the same meaning as in the *Local Government Act 1993*, section 553B.

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 1 January 2011.

20	WESTERN SYDNEY AEROTROPOLIS
-----------	------------------------------------

Not applicable to Central Coast Local Government Area

21	DEVELOPMENT CONSENT CONDITIONS FOR SENIORS HOUSING
-----------	---

Council **is not** aware of there being a current Site Compatibility Certificate (seniors housing) issued by the Director-General of the Department of Planning and Environment in respect of the land.

NOTE: This advice is based on information provided by the NSW Department of Planning and Environment.

22	SITE COMPATIBILITY CERTIFICATES AND DEVELOPMENT CONSENT CONDITIONS FOR AFFORDABLE RENTAL HOUSING
-----------	---

Council **is not** aware of there being a valid Site Compatibility Certificate (affordable rental housing) issued by the Director-General of the Department of Planning and Environment in respect of the land.

NOTE: This advice is based on information provided by the NSW Department of Planning and Environment.

NOTE

CONTAMINATED LAND MANAGEMENT ACT 1997
--

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

No

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

No

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

No

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

No

**ADVICE PROVIDED PURSUANT TO S.10.7(5) OF THE ENVIRONMENTAL
PLANNING AND ASSESSMENT ACT 1979**

NOTE: SECTION 10.7(6) OF THE ACT STATES THAT A COUNCIL SHALL NOT INCUR ANY LIABILITY IN RESPECT OF ANY ADVICE PROVIDED IN GOOD FAITH PURSUANT TO SUBSECTION (5).

- 23.1** The property is subject to Environmental Planning and Assessment (Special Infrastructure Contribution - Gosford City Centre) Determination 2018 made by the Minister for Planning, pursuant to section 7.23 of the Environmental Planning and Assessment Act 1979 on 12 October 2018 (enquiries to the Department of Planning Industry and Environment).

For any enquiries regarding this Certificate, please contact Council's Customer Contact Centre on 1300 463 954.

Karen Hansen
Signed on Behalf of Central Coast Council

LAND USE TABLE

Zone B6 Enterprise Corridor

State Environmental Planning Policy (Precincts—Regional) 2021 Gosford City Centre

1 Objectives of zone

- To promote businesses along main roads and to encourage a mix of compatible uses.
- To provide a range of employment uses (including business, office, retail and light industrial uses).
- To maintain the economic strength of centres by limiting retailing activity.
- To provide for residential uses, but only as part of a mixed use development.

2 Permitted without consent

Nil

3 Permitted with consent

Business premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Multi dwelling housing; Passenger transport facilities; Plant nurseries; Recreation facilities (indoor); Residential flat buildings; Roads; Shop top housing; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Highway service centres; Home-based child care; Home businesses; Home occupations (sex services); Industries; Information and education facilities; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Rural supplies; Service stations; Sewage treatment plants; Storage premises; Tourist and visitor accommodation; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems



Dye & Durham Property Pty Ltd - Melbourne
PO Box 447
SOUTHBANK VIC 3006

SECTION 10.7(2) AND (5) PLANNING CERTIFICATE

Under Section 10.7 of the Environmental Planning and Assessment Act, 1979

Fee paid:	\$156.00
Receipt No:	17832517
Receipt Date:	8 November 2022
Property Address:	36 Young Street, WEST GOSFORD NSW 2250
Property Description:	Lot 13 DP 1100206
Property Owner	Bhaajayu Pty Ltd and Verugu Pty Ltd and South Pty Ltd and Galbrock Pty Ltd
Certificate No:	55166
Reference No:	76944001:115270230:226523
Date of issue:	08-Nov-2022

The information contained within this certificate relates to the land.



Wyong Office: 2 Hely St / PO Box 20 Wyong NSW 2259

P 02 4306 7900 | E ask@centralcoast.nsw.gov.au | W centralcoast.nsw.gov.au | ABN 73 149 644 003

**ADVICE PROVIDED PURSUANT TO S.10.7(2) OF THE ENVIRONMENTAL
PLANNING AND ASSESSMENT ACT 1979**

1	NAMES OF RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS
----------	---

**(1) Environmental Planning Instruments and Development Control Plans which
apply to the land**

State Environmental Planning Policy (Precincts Regional) 2021 Pt 5.8 Gosford City Centre

Gosford City Centre Development Control Plan 2018

**ZONE B6 ENTERPRISE CORRIDOR UNDER STATE ENVIRONMENTAL PLANNING
POLICY (GOSFORD CITY CENTRE) 2018**

State Environment Planning Policy (Exempt and Complying Development Codes) 2008

State Environment Planning Policy (Building Sustainability Index: BASIX) 2004

State Environment Planning Policy No. 65 – Design Quality of Residential Apartment
Development

State Environment Planning Policy (Primary Production) 2021

State Environment Planning Policy (Transport and Infrastructure) 2021

State Environment Planning Policy (Biodiversity and Conservation) 2021

State Environment Planning Policy (Resilience and Hazards) 2021

State Environment Planning Policy (Industry and Employment) 2021

State Environment Planning Policy (Resources and Energy) 2021

State Environment Planning Policy (Planning Systems) 2021

State Environmental Planning Policy (Housing) 2021

**(2) Proposed Environmental Planning Instruments and Draft Development Control
Plans which will apply to the land and is or has been the subject of community
consultation or public exhibition**

Proposed State Environmental Planning Policy (Transport and Infrastructure) 2021

Proposed State Environment Planning Policy (Building Sustainability Index: BASIX) 2004

Standard Instrument (Local Environmental Plans) Order 2006

2	ZONING AND LAND USE UNDER RELEVANT PLANNING INSTRUMENTS
----------	--

(a) Identity of the Zone

Lot 13 DP 1100206

B6 ENTERPRISE CORRIDOR SEPP

(b) For each of the environmental planning instruments referred to in clause 1, please refer to the attached land use table to determine (i), (ii) and (iii) listed below:

- (i) development that may be carried out within the zone without the need for development consent,
- (ii) development which may not be carried out within the zone except with development consent and
- (iii) development which is prohibited within the zone.

(c) Whether additional permitted uses apply to the land

Additional Permitted Uses **do not** apply to this land.

(d) Development Standards applying to the land that fix minimum land dimensions for the erection of a dwelling-house

There are no development standards applying to the land that fix minimum land dimensions for the erection of a dwelling-house on the land. However there are minimum lot sizes applying to the subdivision of land, and in some zones the entitlement to erect a dwelling-house, or carry out other types of residential development, is linked to that minimum lot size.

(e) Land includes or comprises critical habitat

No

(f) Land is in a conservation area

No

(g) Item of environmental heritage is situated on the land

None

3	CONTRIBUTION PLANS
----------	---------------------------

Gosford City Council Section 94A Development Contributions Plan - Gosford City Centre

4	COMPLYING DEVELOPMENT
----------	------------------------------

Whether or not the land is land on which complying development can be carried out under each of the codes for complying development because of the provisions of clause 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 Development Codes) 2008*?

GENERAL HOUSING CODE

Complying Development under the General Housing Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

RURAL HOUSING CODE

Complying development under the Rural Housing Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

LOW RISE HOUSING DIVERSITY CODE

Complying Development under the Low Rise Housing Diversity Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

GREENFIELD HOUSING CODE

Greenfield Housing Code **is not** applicable to this land.

HOUSING ALTERATIONS CODE

Complying development under the Housing Alterations Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

GENERAL DEVELOPMENT CODE

Complying development under the General Development Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

COMMERCIAL AND INDUSTRIAL ALTERATIONS CODE

Complying development under the Commercial and Industrial Alterations Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

COMMERCIAL AND INDUSTRIAL (NEW BUILDINGS AND ADDITIONS) CODE

Complying development under the Commercial and Industrial (New Buildings and Additions) Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

CONTAINER RECYCLING FACILITIES CODE

Complying Development under the Container Recycling Facilities Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

SUBDIVISIONS CODE

Complying Development under the General Housing Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

DEMOLITION CODE

Complying development under the Demolition code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

FIRE SAFETY CODE

Complying development under the Fire Safety Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

5	EXEMPT DEVELOPMENT
----------	---------------------------

Whether or not the land is land on which exempt development may be carried out under each of the exempt development codes under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* because of that Policy, clause 1.16(1) (b1)–(d) or 1.16A.

GENERAL EXEMPT DEVELOPMENT CODE

Exempt development under the General Exempt Development Code applies to this land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

ADVERTISING AND SIGNAGE EXEMPT DEVELOPMENT CODE

Exempt development under the Advertising and Signage Exempt Development Code applies to this land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

TEMPORARY USES AND STRUCTURES EXEMPT DEVELOPMENT CODE

Exempt development under the Temporary Uses and Structures Exempt Development Code applies to this land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

6	AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS (<i>BUILDING PRODUCT SAFETY ACT 2017</i>)
----------	--

- 1(a) Is there any affected building notice of which the council is aware that is in force in respect of the land?

No

- 1(b) Is there any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with?

No

- 1(c) Is there any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding?

No

In this section—

affected building notice has the same meaning as in the *Building Products (Safety) Act 2017*, Part 4.

building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017*

7	LAND RESERVED FOR ACQUISITION
----------	--------------------------------------

The following environmental planning instruments and proposed environmental planning instruments make provisions for the acquisition of the land by a public authority as referred to in Section 3.15 of the Act:

Nil

8	ROAD WIDENING AND ROAD ALIGNMENT
----------	---

(a) DIVISION 2 OF PART 3 OF THE *ROADS ACT 1993*

The land is not affected by road realignment or road widening under the above.

(b) ENVIRONMENTAL PLANNING INSTRUMENT

The land is not affected by road widening or road re-alignment under the above.

(c) COUNCIL RESOLUTIONS

The land is not affected by road widening or road re-alignment under the above.

9	FLOOD RELATED DEVELOPMENT CONTROLS
----------	---

(1) The land or part of the land **is** within the flood planning area and **is** subject to flood related development controls.

(2) The land or part of the land **is** between the flood planning area and the probable maximum flood and **is** subject to flood related development controls.

(3) In this section—

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the Floodplain Development Manual (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

10	COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS
-----------	--

This land **is** affected by a policy adopted by the council or other public authority that restricts the development of the land because of the likelihood of risk restrictions. This land **is** affected because:

Acid sulfate class 5.

In this section—

adopted policy means a policy adopted—

- (a) by the council, or
- (b) by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council.

11	BUSH FIRE PRONE LAND
-----------	-----------------------------

The information currently available to Council indicates that **all** of the land is bushfire prone land (as defined in the Act).

The information currently available to Council indicates that **some** of the land is bushfire prone land (as defined in the Act).

12	LOOSE-FILL ASBESTOS INSULATION
-----------	---------------------------------------

This land does not include 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. That register lists residential premises that contain or have contained loose-fill asbestos insulation.

13	MINE SUBSIDENCE
-----------	------------------------

The land **IS NOT WITHIN** a Mine Subsidence District declared under section 20 of the *Coal Mine Subsidence Compensation Act 2017*.

14	PAPER SUBDIVISION INFORMATION
-----------	--------------------------------------

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

Nil

- (2) The date of any subdivision order that applies to this land.

Not applicable

Words and expressions used in this clause have the same meaning as they have in Part 10 of the *Environmental Planning and Assessment Regulation 2021* and Schedule 7 of the *Environmental Planning and Assessment Act 1979*.

15	PROPERTY VEGETATION PLANS
-----------	----------------------------------

Council **has not** been notified by Local Land Services – Greater Sydney that the land is subject to a property vegetation plan approved under Part 4 of the Native Vegetation Act 2003.

16	BIODIVERSITY STEWARDSHIP SITES
-----------	---------------------------------------

Council **has not** been notified by the Director-General of the Department of Planning and Environment that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act, 2016.

Note: Biodiversity stewardship agreements include biobanking agreements under the *Threatened Species Conservation Act 1995*, Part 7A that are taken to be biodiversity stewardship agreements under the *Biodiversity Conservation Act 2016*, Part 5.

17	BIODIVERSITY CERTIFIED LAND
-----------	------------------------------------

The land **is not** biodiversity certified land within the meaning of Part 8 of the *Biodiversity Conservation Act, 2016*.

Note: Biodiversity certified land includes land certified under the *Threatened Species Conservation Act 1995*, Part 7AA that is taken to be certified under the *Biodiversity Conservation Act 2016*, Part 8.

18	ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006
-----------	--

Council **has not** been notified of an Order issued under the Trees (Disputes between Neighbours) Act 2006.

NOTE: This advice is based on information provided by the Land and Environment Court

19	ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS
-----------	--

The owner (or any previous owner) of the land has not 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.

In this section—

existing coastal protection works has the same meaning as in the *Local Government Act 1993*, section 553B.

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 1 January 2011.

20	WESTERN SYDNEY AEROTROPOLIS
-----------	------------------------------------

Not applicable to Central Coast Local Government Area

21	DEVELOPMENT CONSENT CONDITIONS FOR SENIORS HOUSING
-----------	---

Council **is not** aware of there being a current Site Compatibility Certificate (seniors housing) issued by the Director-General of the Department of Planning and Environment in respect of the land.

NOTE: This advice is based on information provided by the NSW Department of Planning and Environment.

22	SITE COMPATIBILITY CERTIFICATES AND DEVELOPMENT CONSENT CONDITIONS FOR AFFORDABLE RENTAL HOUSING
-----------	---

Council **is not** aware of there being a valid Site Compatibility Certificate (affordable rental housing) issued by the Director-General of the Department of Planning and Environment in respect of the land.

NOTE: This advice is based on information provided by the NSW Department of Planning and Environment.

NOTE

CONTAMINATED LAND MANAGEMENT ACT 1997
--

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

No

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

No

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

No

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

No

**ADVICE PROVIDED PURSUANT TO S.10.7(5) OF THE ENVIRONMENTAL
PLANNING AND ASSESSMENT ACT 1979**

NOTE: SECTION 10.7(6) OF THE ACT STATES THAT A COUNCIL SHALL NOT INCUR ANY LIABILITY IN RESPECT OF ANY ADVICE PROVIDED IN GOOD FAITH PURSUANT TO SUBSECTION (5).

- 23.1** The property is subject to Environmental Planning and Assessment (Special Infrastructure Contribution - Gosford City Centre) Determination 2018 made by the Minister for Planning, pursuant to section 7.23 of the Environmental Planning and Assessment Act 1979 on 12 October 2018 (enquiries to the Department of Planning Industry and Environment).

For any enquiries regarding this Certificate, please contact Council's Customer Contact Centre on 1300 463 954.

Karen Hansen
Signed on Behalf of Central Coast Council

LAND USE TABLE

Zone B6 Enterprise Corridor

State Environmental Planning Policy (Precincts—Regional) 2021 Gosford City Centre

1 Objectives of zone

- To promote businesses along main roads and to encourage a mix of compatible uses.
- To provide a range of employment uses (including business, office, retail and light industrial uses).
- To maintain the economic strength of centres by limiting retailing activity.
- To provide for residential uses, but only as part of a mixed use development.

2 Permitted without consent

Nil

3 Permitted with consent

Business premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Multi dwelling housing; Passenger transport facilities; Plant nurseries; Recreation facilities (indoor); Residential flat buildings; Roads; Shop top housing; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Highway service centres; Home-based child care; Home businesses; Home occupations (sex services); Industries; Information and education facilities; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Rural supplies; Service stations; Sewage treatment plants; Storage premises; Tourist and visitor accommodation; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems



Dye & Durham Property Pty Ltd - Melbourne
PO Box 447
SOUTHBANK VIC 3006

SECTION 10.7(2) AND (5) PLANNING CERTIFICATE

Under Section 10.7 of the Environmental Planning and Assessment Act, 1979

Fee paid:	\$156.00
Receipt No:	17832724
Receipt Date:	8 November 2022
Property Address:	36 Young Street, WEST GOSFORD NSW 2250
Property Description:	Lot 15 DP 1100216
Property Owner	Bhaajayu Pty Ltd and Verugu Pty Ltd and South Pty Ltd and Galbrock Pty Ltd
Certificate No:	55160
Reference No:	76944045:115270284:226525
Date of issue:	08-Nov-2022

The information contained within this certificate relates to the land.



Wyong Office: 2 Hely St / PO Box 20 Wyong NSW 2259

P 02 4306 7900 | E ask@centralcoast.nsw.gov.au | W centralcoast.nsw.gov.au | ABN 73 149 644 003

**ADVICE PROVIDED PURSUANT TO S.10.7(2) OF THE ENVIRONMENTAL
PLANNING AND ASSESSMENT ACT 1979**

1	NAMES OF RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS
----------	---

**(1) Environmental Planning Instruments and Development Control Plans which
apply to the land**

State Environmental Planning Policy (Precincts Regional) 2021 Pt 5.8 Gosford City Centre

Gosford City Centre Development Control Plan 2018

**ZONE B6 ENTERPRISE CORRIDOR UNDER STATE ENVIRONMENTAL PLANNING
POLICY (GOSFORD CITY CENTRE) 2018**

State Environment Planning Policy (Exempt and Complying Development Codes) 2008

State Environment Planning Policy (Building Sustainability Index: BASIX) 2004

State Environment Planning Policy No. 65 – Design Quality of Residential Apartment
Development

State Environment Planning Policy (Primary Production) 2021

State Environment Planning Policy (Transport and Infrastructure) 2021

State Environment Planning Policy (Biodiversity and Conservation) 2021

State Environment Planning Policy (Resilience and Hazards) 2021

State Environment Planning Policy (Industry and Employment) 2021

State Environment Planning Policy (Resources and Energy) 2021

State Environment Planning Policy (Planning Systems) 2021

State Environmental Planning Policy (Housing) 2021

**(2) Proposed Environmental Planning Instruments and Draft Development Control
Plans which will apply to the land and is or has been the subject of community
consultation or public exhibition**

Proposed State Environmental Planning Policy (Transport and Infrastructure) 2021

Proposed State Environment Planning Policy (Building Sustainability Index: BASIX) 2004

Standard Instrument (Local Environmental Plans) Order 2006

2	ZONING AND LAND USE UNDER RELEVANT PLANNING INSTRUMENTS
----------	--

(a) Identity of the Zone

Lot 15 DP 1100216

B6 ENTERPRISE CORRIDOR SEPP

(b) For each of the environmental planning instruments referred to in clause 1, please refer to the attached land use table to determine (i), (ii) and (iii) listed below:

- (i) development that may be carried out within the zone without the need for development consent,
- (ii) development which may not be carried out within the zone except with development consent and
- (iii) development which is prohibited within the zone.

(c) Whether additional permitted uses apply to the land

Additional Permitted Uses **do not** apply to this land.

(d) Development Standards applying to the land that fix minimum land dimensions for the erection of a dwelling-house

There are no development standards applying to the land that fix minimum land dimensions for the erection of a dwelling-house on the land. However there are minimum lot sizes applying to the subdivision of land, and in some zones the entitlement to erect a dwelling-house, or carry out other types of residential development, is linked to that minimum lot size.

(e) Land includes or comprises critical habitat

No

(f) Land is in a conservation area

No

(g) Item of environmental heritage is situated on the land

None

3	CONTRIBUTION PLANS
----------	---------------------------

Gosford City Council Section 94A Development Contributions Plan - Gosford City Centre

4	COMPLYING DEVELOPMENT
----------	------------------------------

Whether or not the land is land on which complying development can be carried out under each of the codes for complying development because of the provisions of clause 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 Development Codes) 2008*?

GENERAL HOUSING CODE

Complying Development under the General Housing Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

RURAL HOUSING CODE

Complying development under the Rural Housing Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

LOW RISE HOUSING DIVERSITY CODE

Complying Development under the Low Rise Housing Diversity Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

GREENFIELD HOUSING CODE

Greenfield Housing Code **is not** applicable to this land.

HOUSING ALTERATIONS CODE

Complying development under the Housing Alterations Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

GENERAL DEVELOPMENT CODE

Complying development under the General Development Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

COMMERCIAL AND INDUSTRIAL ALTERATIONS CODE

Complying development under the Commercial and Industrial Alterations Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

COMMERCIAL AND INDUSTRIAL (NEW BUILDINGS AND ADDITIONS) CODE

Complying development under the Commercial and Industrial (New Buildings and Additions) Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

CONTAINER RECYCLING FACILITIES CODE

Complying Development under the Container Recycling Facilities Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

SUBDIVISIONS CODE

Complying Development under the General Housing Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

DEMOLITION CODE

Complying development under the Demolition code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

FIRE SAFETY CODE

Complying development under the Fire Safety Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

5	EXEMPT DEVELOPMENT
----------	---------------------------

Whether or not the land is land on which exempt development may be carried out under each of the exempt development codes under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* because of that Policy, clause 1.16(1) (b1)–(d) or 1.16A.

GENERAL EXEMPT DEVELOPMENT CODE

Exempt development under the General Exempt Development Code applies to this land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

ADVERTISING AND SIGNAGE EXEMPT DEVELOPMENT CODE

Exempt development under the Advertising and Signage Exempt Development Code applies to this land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

TEMPORARY USES AND STRUCTURES EXEMPT DEVELOPMENT CODE

Exempt development under the Temporary Uses and Structures Exempt Development Code applies to this land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

6	AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS (<i>BUILDING PRODUCT SAFETY ACT 2017</i>)
----------	--

1(a) Is there any affected building notice of which the council is aware that is in force in respect of the land?

No

1(b) Is there any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with?

No

1(c) Is there any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding?

No

In this section—

affected building notice has the same meaning as in the *Building Products (Safety) Act 2017*, Part 4.

building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017*

7	LAND RESERVED FOR ACQUISITION
----------	--------------------------------------

The following environmental planning instruments and proposed environmental planning instruments make provisions for the acquisition of the land by a public authority as referred to in Section 3.15 of the Act:

Nil

8	ROAD WIDENING AND ROAD ALIGNMENT
----------	---

(a) DIVISION 2 OF PART 3 OF THE *ROADS ACT 1993*

The land is not affected by road realignment or road widening under the above.

(b) ENVIRONMENTAL PLANNING INSTRUMENT

The land is not affected by road widening or road re-alignment under the above.

(c) COUNCIL RESOLUTIONS

The land is not affected by road widening or road re-alignment under the above.

9	FLOOD RELATED DEVELOPMENT CONTROLS
----------	---

(1) The land or part of the land **is** within the flood planning area and **is** subject to flood related development controls.

(2) The land or part of the land **is** between the flood planning area and the probable maximum flood and **is** subject to flood related development controls.

(3) In this section—

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the Floodplain Development Manual (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

10	COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS
-----------	--

This land **is** affected by a policy adopted by the council or other public authority that restricts the development of the land because of the likelihood of risk restrictions. This land **is** affected because:

Acid sulfate class 5.

In this section—

adopted policy means a policy adopted—

- (a) by the council, or
- (b) by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council.

11	BUSH FIRE PRONE LAND
-----------	-----------------------------

The information currently available to Council indicates that **all** of the land is bushfire prone land (as defined in the Act).

The information currently available to Council indicates that **some** of the land is bushfire prone land (as defined in the Act).

12	LOOSE-FILL ASBESTOS INSULATION
-----------	---------------------------------------

This land does not include 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. That register lists residential premises that contain or have contained loose-fill asbestos insulation.

13	MINE SUBSIDENCE
-----------	------------------------

The land **IS NOT WITHIN** a Mine Subsidence District declared under section 20 of the *Coal Mine Subsidence Compensation Act 2017*.

14	PAPER SUBDIVISION INFORMATION
-----------	--------------------------------------

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

Nil

- (2) The date of any subdivision order that applies to this land.

Not applicable

Words and expressions used in this clause have the same meaning as they have in Part 10 of the *Environmental Planning and Assessment Regulation 2021* and Schedule 7 of the *Environmental Planning and Assessment Act 1979*.

15	PROPERTY VEGETATION PLANS
-----------	----------------------------------

Council **has not** been notified by Local Land Services – Greater Sydney that the land is subject to a property vegetation plan approved under Part 4 of the Native Vegetation Act 2003.

16	BIODIVERSITY STEWARDSHIP SITES
-----------	---------------------------------------

Council **has not** been notified by the Director-General of the Department of Planning and Environment that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act, 2016.

Note: Biodiversity stewardship agreements include biobanking agreements under the *Threatened Species Conservation Act 1995*, Part 7A that are taken to be biodiversity stewardship agreements under the *Biodiversity Conservation Act 2016*, Part 5.

17	BIODIVERSITY CERTIFIED LAND
-----------	------------------------------------

The land **is not** biodiversity certified land within the meaning of Part 8 of the *Biodiversity Conservation Act, 2016*.

Note: Biodiversity certified land includes land certified under the *Threatened Species Conservation Act 1995*, Part 7AA that is taken to be certified under the *Biodiversity Conservation Act 2016*, Part 8.

18	ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006
-----------	--

Council **has not** been notified of an Order issued under the Trees (Disputes between Neighbours) Act 2006.

NOTE: This advice is based on information provided by the Land and Environment Court

19	ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS
-----------	--

The owner (or any previous owner) of the land has not 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.

In this section—

existing coastal protection works has the same meaning as in the *Local Government Act 1993*, section 553B.

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 1 January 2011.

20	WESTERN SYDNEY AEROTROPOLIS
-----------	------------------------------------

Not applicable to Central Coast Local Government Area

21	DEVELOPMENT CONSENT CONDITIONS FOR SENIORS HOUSING
-----------	---

Council **is not** aware of there being a current Site Compatibility Certificate (seniors housing) issued by the Director-General of the Department of Planning and Environment in respect of the land.

NOTE: This advice is based on information provided by the NSW Department of Planning and Environment.

22	SITE COMPATIBILITY CERTIFICATES AND DEVELOPMENT CONSENT CONDITIONS FOR AFFORDABLE RENTAL HOUSING
-----------	---

Council **is not** aware of there being a valid Site Compatibility Certificate (affordable rental housing) issued by the Director-General of the Department of Planning and Environment in respect of the land.

NOTE: This advice is based on information provided by the NSW Department of Planning and Environment.

NOTE

CONTAMINATED LAND MANAGEMENT ACT 1997
--

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

No

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

No

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

No

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

No

**ADVICE PROVIDED PURSUANT TO S.10.7(5) OF THE ENVIRONMENTAL
PLANNING AND ASSESSMENT ACT 1979**

NOTE: SECTION 10.7(6) OF THE ACT STATES THAT A COUNCIL SHALL NOT INCUR ANY LIABILITY IN RESPECT OF ANY ADVICE PROVIDED IN GOOD FAITH PURSUANT TO SUBSECTION (5).

- 23.1** The property is subject to Environmental Planning and Assessment (Special Infrastructure Contribution - Gosford City Centre) Determination 2018 made by the Minister for Planning, pursuant to section 7.23 of the Environmental Planning and Assessment Act 1979 on 12 October 2018 (enquiries to the Department of Planning Industry and Environment).

For any enquiries regarding this Certificate, please contact Council's Customer Contact Centre on 1300 463 954.

Karen Hansen
Signed on Behalf of Central Coast Council

LAND USE TABLE

Zone B6 Enterprise Corridor

State Environmental Planning Policy (Precincts—Regional) 2021 Gosford City Centre

1 Objectives of zone

- To promote businesses along main roads and to encourage a mix of compatible uses.
- To provide a range of employment uses (including business, office, retail and light industrial uses).
- To maintain the economic strength of centres by limiting retailing activity.
- To provide for residential uses, but only as part of a mixed use development.

2 Permitted without consent

Nil

3 Permitted with consent

Business premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Multi dwelling housing; Passenger transport facilities; Plant nurseries; Recreation facilities (indoor); Residential flat buildings; Roads; Shop top housing; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Highway service centres; Home-based child care; Home businesses; Home occupations (sex services); Industries; Information and education facilities; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Rural supplies; Service stations; Sewage treatment plants; Storage premises; Tourist and visitor accommodation; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems



Dye & Durham Property Pty Ltd - Melbourne
PO Box 447
SOUTHBANK VIC 3006

SECTION 10.7(2) AND (5) PLANNING CERTIFICATE

Under Section 10.7 of the Environmental Planning and Assessment Act, 1979

Fee paid:	\$156.00
Receipt No:	17832451
Receipt Date:	8 November 2022
Property Address:	36 Young Street, WEST GOSFORD NSW 2250
Property Description:	Lot 11 Sec 82 DP 758466, Lot 1 DP 651249, Lot 16 DP 1079150, Lot 13 DP 1100206, Lot 14 DP 1100206, Lot 15 DP 1100216, Lot 12 DP 1100110
Property Owner	Bhaajayu Pty Ltd and Verugu Pty Ltd and South Pty Ltd and Galbrock Pty Ltd
Certificate No:	55177
Reference No:	76943867:115270069:226509
Date of issue:	08-Nov-2022

The information contained within this certificate relates to the land.



Wyong Office: 2 Hely St / PO Box 20 Wyong NSW 2259

P 02 4306 7900 | E ask@centralcoast.nsw.gov.au | W centralcoast.nsw.gov.au | ABN 73 149 644 003

**ADVICE PROVIDED PURSUANT TO S.10.7(2) OF THE ENVIRONMENTAL
PLANNING AND ASSESSMENT ACT 1979**

1	NAMES OF RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS
----------	---

**(1) Environmental Planning Instruments and Development Control Plans which
apply to the land**

State Environmental Planning Policy (Precincts Regional) 2021 Pt 5.8 Gosford City Centre

Gosford City Centre Development Control Plan 2018

**ZONE B6 ENTERPRISE CORRIDOR UNDER STATE ENVIRONMENTAL PLANNING
POLICY (GOSFORD CITY CENTRE) 2018**

State Environment Planning Policy (Exempt and Complying Development Codes) 2008

State Environment Planning Policy (Building Sustainability Index: BASIX) 2004

State Environment Planning Policy No. 65 – Design Quality of Residential Apartment
Development

State Environment Planning Policy (Primary Production) 2021

State Environment Planning Policy (Transport and Infrastructure) 2021

State Environment Planning Policy (Biodiversity and Conservation) 2021

State Environment Planning Policy (Resilience and Hazards) 2021

State Environment Planning Policy (Industry and Employment) 2021

State Environment Planning Policy (Resources and Energy) 2021

State Environment Planning Policy (Planning Systems) 2021

State Environmental Planning Policy (Housing) 2021

**(2) Proposed Environmental Planning Instruments and Draft Development Control
Plans which will apply to the land and is or has been the subject of community
consultation or public exhibition**

Proposed State Environmental Planning Policy (Exempt & Complying Development Codes)

Proposed State Environmental Planning Policy (Transport and Infrastructure) 2021

Proposed State Environment Planning Policy (Building Sustainability Index: BASIX) 2004

Standard Instrument (Local Environmental Plans) Order 2006

2	ZONING AND LAND USE UNDER RELEVANT PLANNING INSTRUMENTS
----------	--

(a) Identity of the Zone

Lot 11 Sec 82 DP 758466, Lot 1 DP 651249, Lot 16 DP 1079150, Lot 13 DP 1100206, Lot 14 DP 1100206, Lot 15 DP 1100216, Lot 12 DP 1100110

B6 ENTERPRISE CORRIDOR SEPP

(b) For each of the environmental planning instruments referred to in clause 1, please refer to the attached land use table to determine (i), (ii) and (iii) listed below:

- (i) development that may be carried out within the zone without the need for development consent,
- (ii) development which may not be carried out within the zone except with development consent and
- (iii) development which is prohibited within the zone.

(c) Whether additional permitted uses apply to the land

Additional Permitted Uses **do not** apply to this land.

(d) Development Standards applying to the land that fix minimum land dimensions for the erection of a dwelling-house

There are no development standards applying to the land that fix minimum land dimensions for the erection of a dwelling-house on the land. However there are minimum lot sizes applying to the subdivision of land, and in some zones the entitlement to erect a dwelling-house, or carry out other types of residential development, is linked to that minimum lot size.

(e) Land includes or comprises critical habitat

No

(f) Land is in a conservation area

No

(g) Item of environmental heritage is situated on the land

None

3	CONTRIBUTION PLANS
----------	---------------------------

Gosford City Council Section 94A Development Contributions Plan - Gosford City Centre

4	COMPLYING DEVELOPMENT
----------	------------------------------

Whether or not the land is land on which complying development can be carried out under each of the codes for complying development because of the provisions of clause 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 Development Codes) 2008*?

GENERAL HOUSING CODE

Complying Development under the General Housing Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

RURAL HOUSING CODE

Complying development under the Rural Housing Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

LOW RISE HOUSING DIVERSITY CODE

Complying Development under the Low Rise Housing Diversity Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

GREENFIELD HOUSING CODE

Greenfield Housing Code **is not** applicable to this land.

HOUSING ALTERATIONS CODE

Complying development under the Housing Alterations Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

GENERAL DEVELOPMENT CODE

Complying development under the General Development Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

COMMERCIAL AND INDUSTRIAL ALTERATIONS CODE

Complying development under the Commercial and Industrial Alterations Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

COMMERCIAL AND INDUSTRIAL (NEW BUILDINGS AND ADDITIONS) CODE

Complying development under the Commercial and Industrial (New Buildings and Additions) Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

CONTAINER RECYCLING FACILITIES CODE

Complying Development under the Container Recycling Facilities Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

SUBDIVISIONS CODE

Complying Development under the General Housing Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

DEMOLITION CODE

Complying development under the Demolition code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

FIRE SAFETY CODE

Complying development under the Fire Safety Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

5	EXEMPT DEVELOPMENT
----------	---------------------------

Whether or not the land is land on which exempt development may be carried out under each of the exempt development codes under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* because of that Policy, clause 1.16(1) (b1)–(d) or 1.16A.

GENERAL EXEMPT DEVELOPMENT CODE

Exempt development under the General Exempt Development Code applies to this land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

ADVERTISING AND SIGNAGE EXEMPT DEVELOPMENT CODE

Exempt development under the Advertising and Signage Exempt Development Code applies to this land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

TEMPORARY USES AND STRUCTURES EXEMPT DEVELOPMENT CODE

Exempt development under the Temporary Uses and Structures Exempt Development Code applies to this land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

6	AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS (<i>BUILDING PRODUCT SAFETY ACT 2017</i>)
----------	--

1(a) Is there any affected building notice of which the council is aware that is in force in respect of the land?

No

1(b) Is there any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with?

No

1(c) Is there any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding?

No

In this section—

affected building notice has the same meaning as in the *Building Products (Safety) Act 2017*, Part 4.

building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017*

7	LAND RESERVED FOR ACQUISITION
----------	--------------------------------------

The following environmental planning instruments and proposed environmental planning instruments make provisions for the acquisition of the land by a public authority as referred to in Section 3.15 of the Act:

Nil

8	ROAD WIDENING AND ROAD ALIGNMENT
----------	---

(a) DIVISION 2 OF PART 3 OF THE *ROADS ACT 1993*

The land is not affected by road realignment or road widening under the above.

(b) ENVIRONMENTAL PLANNING INSTRUMENT

The land is not affected by road widening or road re-alignment under the above.

(c) COUNCIL RESOLUTIONS

The land is not affected by road widening or road re-alignment under the above.

9	FLOOD RELATED DEVELOPMENT CONTROLS
----------	---

(1) The land or part of the land **is** within the flood planning area and **is** subject to flood related development controls.

(2) The land or part of the land **is** between the flood planning area and the probable maximum flood and **is** subject to flood related development controls.

(3) In this section—

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the Floodplain Development Manual (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

10	COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS
-----------	--

This land **is** affected by a policy adopted by the council or other public authority that restricts the development of the land because of the likelihood of risk restrictions. This land **is** affected because:

Acid sulfate class 5.

In this section—

adopted policy means a policy adopted—

- (a) by the council, or
- (b) by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council.

11	BUSH FIRE PRONE LAND
-----------	-----------------------------

The information currently available to Council indicates that **all** of the land is bushfire prone land (as defined in the Act).

The information currently available to Council indicates that **some** of the land is bushfire prone land (as defined in the Act).

12	LOOSE-FILL ASBESTOS INSULATION
-----------	---------------------------------------

This land does not include 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. That register lists residential premises that contain or have contained loose-fill asbestos insulation.

13	MINE SUBSIDENCE
-----------	------------------------

The land **IS NOT WITHIN** a Mine Subsidence District declared under section 20 of the *Coal Mine Subsidence Compensation Act 2017*.

14	PAPER SUBDIVISION INFORMATION
-----------	--------------------------------------

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

Nil

- (2) The date of any subdivision order that applies to this land.

Not applicable

Words and expressions used in this clause have the same meaning as they have in Part 10 of the *Environmental Planning and Assessment Regulation 2021* and Schedule 7 of the *Environmental Planning and Assessment Act 1979*.

15	PROPERTY VEGETATION PLANS
-----------	----------------------------------

Council **has not** been notified by Local Land Services – Greater Sydney that the land is subject to a property vegetation plan approved under Part 4 of the *Native Vegetation Act*

2003.

16	BIODIVERSITY STEWARDSHIP SITES
-----------	---------------------------------------

Council **has not** been notified by the Director-General of the Department of Planning and Environment that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act, 2016.

Note: Biodiversity stewardship agreements include biobanking agreements under the *Threatened Species Conservation Act 1995*, Part 7A that are taken to be biodiversity stewardship agreements under the *Biodiversity Conservation Act 2016*, Part 5.

17	BIODIVERSITY CERTIFIED LAND
-----------	------------------------------------

The land **is not** biodiversity certified land within the meaning of Part 8 of the *Biodiversity Conservation Act, 2016*.

Note: Biodiversity certified land includes land certified under the *Threatened Species Conservation Act 1995*, Part 7AA that is taken to be certified under the *Biodiversity Conservation Act 2016*, Part 8.

18	ORDERS UNDER <i>TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006</i>
-----------	---

Council **has not** been notified of an Order issued under the Trees (Disputes between Neighbours) Act 2006.

NOTE: This advice is based on information provided by the Land and Environment Court

19	ANNUAL CHARGES UNDER <i>LOCAL GOVERNMENT ACT 1993</i> FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS
-----------	---

The owner (or any previous owner) of the land has not 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.

In this section—

existing coastal protection works has the same meaning as in the *Local Government Act 1993*, section 553B.

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 1 January 2011.

20	WESTERN SYDNEY AEROTROPOLIS
-----------	------------------------------------

Not applicable to Central Coast Local Government Area

21	DEVELOPMENT CONSENT CONDITIONS FOR SENIORS HOUSING
-----------	---

Council **is not** aware of there being a current Site Compatibility Certificate (seniors housing) issued by the Director-General of the Department of Planning and Environment in respect of the land.

NOTE: This advice is based on information provided by the NSW Department of Planning and Environment.

22	SITE COMPATIBILITY CERTIFICATES AND DEVELOPMENT CONSENT CONDITIONS FOR AFFORDABLE RENTAL HOUSING
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Council **is not** aware of there being a valid Site Compatibility Certificate (affordable rental housing) issued by the Director-General of the Department of Planning and Environment in respect of the land.

NOTE: This advice is based on information provided by the NSW Department of Planning and Environment.

NOTE

CONTAMINATED LAND MANAGEMENT ACT 1997

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

No

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

No

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

No

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

No

**ADVICE PROVIDED PURSUANT TO S.10.7(5) OF THE ENVIRONMENTAL
PLANNING AND ASSESSMENT ACT 1979**

NOTE: SECTION 10.7(6) OF THE ACT STATES THAT A COUNCIL SHALL NOT INCUR ANY LIABILITY IN RESPECT OF ANY ADVICE PROVIDED IN GOOD FAITH PURSUANT TO SUBSECTION (5).

- 23.1** The property is subject to Environmental Planning and Assessment (Special Infrastructure Contribution - Gosford City Centre) Determination 2018 made by the Minister for Planning, pursuant to section 7.23 of the Environmental Planning and Assessment Act 1979 on 12 October 2018 (enquiries to the Department of Planning Industry and Environment).

For any enquiries regarding this Certificate, please contact Council's Customer Contact Centre on 1300 463 954.

Karen Hansen
Signed on Behalf of Central Coast Council

LAND USE TABLE

Zone B6 Enterprise Corridor

State Environmental Planning Policy (Precincts—Regional) 2021 Gosford City Centre

1 Objectives of zone

- To promote businesses along main roads and to encourage a mix of compatible uses.
- To provide a range of employment uses (including business, office, retail and light industrial uses).
- To maintain the economic strength of centres by limiting retailing activity.
- To provide for residential uses, but only as part of a mixed use development.

2 Permitted without consent

Nil

3 Permitted with consent

Business premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Multi dwelling housing; Passenger transport facilities; Plant nurseries; Recreation facilities (indoor); Residential flat buildings; Roads; Shop top housing; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Highway service centres; Home-based child care; Home businesses; Home occupations (sex services); Industries; Information and education facilities; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Rural supplies; Service stations; Sewage treatment plants; Storage premises; Tourist and visitor accommodation; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems



Dye & Durham Property Pty Ltd - Melbourne
PO Box 447
SOUTHBANK VIC 3006

SECTION 10.7(2) AND (5) PLANNING CERTIFICATE

Under Section 10.7 of the Environmental Planning and Assessment Act, 1979

Fee paid:	\$156.00
Receipt No:	17832454
Receipt Date:	8 November 2022
Property Address:	36 Young Street, WEST GOSFORD NSW 2250
Property Description:	Lot 1 DP 651249
Property Owner	Bhaajayu Pty Ltd and Verugu Pty Ltd and South Pty Ltd and Galbrock Pty Ltd
Certificate No:	55173
Reference No:	76943923:115270137:226511
Date of issue:	08-Nov-2022

The information contained within this certificate relates to the land.



Wyong Office: 2 Hely St / PO Box 20 Wyong NSW 2259

P 02 4306 7900 | E ask@centralcoast.nsw.gov.au | W centralcoast.nsw.gov.au | ABN 73 149 644 003

**ADVICE PROVIDED PURSUANT TO S.10.7(2) OF THE ENVIRONMENTAL
PLANNING AND ASSESSMENT ACT 1979**

1	NAMES OF RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS
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**(1) Environmental Planning Instruments and Development Control Plans which
apply to the land**

State Environmental Planning Policy (Precincts Regional) 2021 Pt 5.8 Gosford City Centre

Gosford City Centre Development Control Plan 2018

**ZONE B6 ENTERPRISE CORRIDOR UNDER STATE ENVIRONMENTAL PLANNING
POLICY (GOSFORD CITY CENTRE) 2018**

State Environment Planning Policy (Exempt and Complying Development Codes) 2008

State Environment Planning Policy (Building Sustainability Index: BASIX) 2004

State Environment Planning Policy No. 65 – Design Quality of Residential Apartment
Development

State Environment Planning Policy (Primary Production) 2021

State Environment Planning Policy (Transport and Infrastructure) 2021

State Environment Planning Policy (Biodiversity and Conservation) 2021

State Environment Planning Policy (Resilience and Hazards) 2021

State Environment Planning Policy (Industry and Employment) 2021

State Environment Planning Policy (Resources and Energy) 2021

State Environment Planning Policy (Planning Systems) 2021

State Environmental Planning Policy (Housing) 2021

**(2) Proposed Environmental Planning Instruments and Draft Development Control
Plans which will apply to the land and is or has been the subject of community
consultation or public exhibition**

Proposed State Environmental Planning Policy (Transport and Infrastructure) 2021

Proposed State Environment Planning Policy (Building Sustainability Index: BASIX) 2004

Standard Instrument (Local Environmental Plans) Order 2006

2	ZONING AND LAND USE UNDER RELEVANT PLANNING INSTRUMENTS
----------	--

(a) Identity of the Zone

Lot 1 DP 651249

B6 ENTERPRISE CORRIDOR SEPP

(b) For each of the environmental planning instruments referred to in clause 1, please refer to the attached land use table to determine (i), (ii) and (iii) listed below:

- (i) development that may be carried out within the zone without the need for development consent,
- (ii) development which may not be carried out within the zone except with development consent and
- (iii) development which is prohibited within the zone.

(c) Whether additional permitted uses apply to the land

Additional Permitted Uses **do not** apply to this land.

(d) Development Standards applying to the land that fix minimum land dimensions for the erection of a dwelling-house

There are no development standards applying to the land that fix minimum land dimensions for the erection of a dwelling-house on the land. However there are minimum lot sizes applying to the subdivision of land, and in some zones the entitlement to erect a dwelling-house, or carry out other types of residential development, is linked to that minimum lot size.

(e) Land includes or comprises critical habitat

No

(f) Land is in a conservation area

No

(g) Item of environmental heritage is situated on the land

None

3	CONTRIBUTION PLANS
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Gosford City Council Section 94A Development Contributions Plan - Gosford City Centre

4	COMPLYING DEVELOPMENT
----------	------------------------------

Whether or not the land is land on which complying development can be carried out under each of the codes for complying development because of the provisions of clause 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 Development Codes) 2008*?

GENERAL HOUSING CODE

Complying Development under the General Housing Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

RURAL HOUSING CODE

Complying development under the Rural Housing Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

LOW RISE HOUSING DIVERSITY CODE

Complying Development under the Low Rise Housing Diversity Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

GREENFIELD HOUSING CODE

Greenfield Housing Code **is not** applicable to this land.

HOUSING ALTERATIONS CODE

Complying development under the Housing Alterations Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

GENERAL DEVELOPMENT CODE

Complying development under the General Development Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

COMMERCIAL AND INDUSTRIAL ALTERATIONS CODE

Complying development under the Commercial and Industrial Alterations Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

COMMERCIAL AND INDUSTRIAL (NEW BUILDINGS AND ADDITIONS) CODE

Complying development under the Commercial and Industrial (New Buildings and Additions) Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

CONTAINER RECYCLING FACILITIES CODE

Complying Development under the Container Recycling Facilities Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

SUBDIVISIONS CODE

Complying Development under the General Housing Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

DEMOLITION CODE

Complying development under the Demolition code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

FIRE SAFETY CODE

Complying development under the Fire Safety Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

5	EXEMPT DEVELOPMENT
----------	---------------------------

Whether or not the land is land on which exempt development may be carried out under each of the exempt development codes under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* because of that Policy, clause 1.16(1) (b1)–(d) or 1.16A.

GENERAL EXEMPT DEVELOPMENT CODE

Exempt development under the General Exempt Development Code applies to this land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

ADVERTISING AND SIGNAGE EXEMPT DEVELOPMENT CODE

Exempt development under the Advertising and Signage Exempt Development Code applies to this land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

TEMPORARY USES AND STRUCTURES EXEMPT DEVELOPMENT CODE

Exempt development under the Temporary Uses and Structures Exempt Development Code applies to this land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

6	AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS (<i>BUILDING PRODUCT SAFETY ACT 2017</i>)
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1(a) Is there any affected building notice of which the council is aware that is in force in respect of the land?

No

1(b) Is there any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with?

No

1(c) Is there any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding?

No

In this section—

affected building notice has the same meaning as in the *Building Products (Safety) Act 2017*, Part 4.

building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017*

7	LAND RESERVED FOR ACQUISITION
----------	--------------------------------------

The following environmental planning instruments and proposed environmental planning instruments make provisions for the acquisition of the land by a public authority as referred to in Section 3.15 of the Act:

Nil

8	ROAD WIDENING AND ROAD ALIGNMENT
----------	---

(a) DIVISION 2 OF PART 3 OF THE *ROADS ACT 1993*

The land is not affected by road realignment or road widening under the above.

(b) ENVIRONMENTAL PLANNING INSTRUMENT

The land is not affected by road widening or road re-alignment under the above.

(c) COUNCIL RESOLUTIONS

The land is not affected by road widening or road re-alignment under the above.

9	FLOOD RELATED DEVELOPMENT CONTROLS
----------	---

(1) The land or part of the land **is** within the flood planning area and **is** subject to flood related development controls.

(2) The land or part of the land **is** between the flood planning area and the probable maximum flood and **is** subject to flood related development controls.

(3) In this section—

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the Floodplain Development Manual (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

10	COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS
-----------	--

This land **is** affected by a policy adopted by the council or other public authority that restricts the development of the land because of the likelihood of risk restrictions. This land **is** affected because:

Acid sulfate class 5.

In this section—

adopted policy means a policy adopted—

- (a) by the council, or
- (b) by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council.

11	BUSH FIRE PRONE LAND
-----------	-----------------------------

The information currently available to Council indicates that **all** of the land is bushfire prone land (as defined in the Act).

The information currently available to Council indicates that **some** of the land is bushfire prone land (as defined in the Act).

12	LOOSE-FILL ASBESTOS INSULATION
-----------	---------------------------------------

This land does not include 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. That register lists residential premises that contain or have contained loose-fill asbestos insulation.

13	MINE SUBSIDENCE
-----------	------------------------

The land **IS NOT WITHIN** a Mine Subsidence District declared under section 20 of the *Coal Mine Subsidence Compensation Act 2017*.

14	PAPER SUBDIVISION INFORMATION
-----------	--------------------------------------

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

Nil

- (2) The date of any subdivision order that applies to this land.

Not applicable

Words and expressions used in this clause have the same meaning as they have in Part 10 of the *Environmental Planning and Assessment Regulation 2021* and Schedule 7 of the *Environmental Planning and Assessment Act 1979*.

15	PROPERTY VEGETATION PLANS
-----------	----------------------------------

Council **has not** been notified by Local Land Services – Greater Sydney that the land is subject to a property vegetation plan approved under Part 4 of the *Native Vegetation Act 2003*.

16	BIODIVERSITY STEWARDSHIP SITES
-----------	---------------------------------------

Council **has not** been notified by the Director-General of the Department of Planning and Environment that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act, 2016.

Note: Biodiversity stewardship agreements include biobanking agreements under the *Threatened Species Conservation Act 1995*, Part 7A that are taken to be biodiversity stewardship agreements under the *Biodiversity Conservation Act 2016*, Part 5.

17	BIODIVERSITY CERTIFIED LAND
-----------	------------------------------------

The land **is not** biodiversity certified land within the meaning of Part 8 of the *Biodiversity Conservation Act, 2016*.

Note: Biodiversity certified land includes land certified under the *Threatened Species Conservation Act 1995*, Part 7AA that is taken to be certified under the *Biodiversity Conservation Act 2016*, Part 8.

18	ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006
-----------	--

Council **has not** been notified of an Order issued under the Trees (Disputes between Neighbours) Act 2006.

NOTE: This advice is based on information provided by the Land and Environment Court

19	ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS
-----------	--

The owner (or any previous owner) of the land has not 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.

In this section—

existing coastal protection works has the same meaning as in the *Local Government Act 1993*, section 553B.

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 1 January 2011.

20	WESTERN SYDNEY AEROTROPOLIS
-----------	------------------------------------

Not applicable to Central Coast Local Government Area

21	DEVELOPMENT CONSENT CONDITIONS FOR SENIORS HOUSING
-----------	---

Council **is not** aware of there being a current Site Compatibility Certificate (seniors housing) issued by the Director-General of the Department of Planning and Environment in respect of the land.

NOTE: This advice is based on information provided by the NSW Department of Planning and Environment.

22	SITE COMPATIBILITY CERTIFICATES AND DEVELOPMENT CONSENT CONDITIONS FOR AFFORDABLE RENTAL HOUSING
-----------	---

Council **is not** aware of there being a valid Site Compatibility Certificate (affordable rental housing) issued by the Director-General of the Department of Planning and Environment in respect of the land.

NOTE: This advice is based on information provided by the NSW Department of Planning and Environment.

NOTE

CONTAMINATED LAND MANAGEMENT ACT 1997
--

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

No

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

No

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

No

- (e) The land to which the certificate relates is the subject of a site audit statement within

the meaning of that Act - if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

No

**ADVICE PROVIDED PURSUANT TO S.10.7(5) OF THE ENVIRONMENTAL
PLANNING AND ASSESSMENT ACT 1979**

NOTE: SECTION 10.7(6) OF THE ACT STATES THAT A COUNCIL SHALL NOT INCUR ANY LIABILITY IN RESPECT OF ANY ADVICE PROVIDED IN GOOD FAITH PURSUANT TO SUBSECTION (5).

- 23.1** The property is subject to Environmental Planning and Assessment (Special Infrastructure Contribution - Gosford City Centre) Determination 2018 made by the Minister for Planning, pursuant to section 7.23 of the Environmental Planning and Assessment Act 1979 on 12 October 2018 (enquiries to the Department of Planning Industry and Environment).

For any enquiries regarding this Certificate, please contact Council's Customer Contact Centre on 1300 463 954.

Karen Hansen
Signed on Behalf of Central Coast Council

LAND USE TABLE

Zone B6 Enterprise Corridor

State Environmental Planning Policy (Precincts—Regional) 2021 Gosford City Centre

1 Objectives of zone

- To promote businesses along main roads and to encourage a mix of compatible uses.
- To provide a range of employment uses (including business, office, retail and light industrial uses).
- To maintain the economic strength of centres by limiting retailing activity.
- To provide for residential uses, but only as part of a mixed use development.

2 Permitted without consent

Nil

3 Permitted with consent

Business premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Multi dwelling housing; Passenger transport facilities; Plant nurseries; Recreation facilities (indoor); Residential flat buildings; Roads; Shop top housing; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Highway service centres; Home-based child care; Home businesses; Home occupations (sex services); Industries; Information and education facilities; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Rural supplies; Service stations; Sewage treatment plants; Storage premises; Tourist and visitor accommodation; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems



Dye & Durham Property Pty Ltd - Melbourne
PO Box 447
SOUTHBANK VIC 3006

SECTION 10.7(2) AND (5) PLANNING CERTIFICATE

Under Section 10.7 of the Environmental Planning and Assessment Act, 1979

Fee paid:	\$156.00
Receipt No:	17832452
Receipt Date:	8 November 2022
Property Address:	36 Young Street, WEST GOSFORD NSW 2250
Property Description:	Lot 11 Sec 82 DP 758466
Property Owner	Bhaajayu Pty Ltd and Verugu Pty Ltd and South Pty Ltd and Galbrock Pty Ltd
Certificate No:	55174
Reference No:	76943898?115270120:226510
Date of issue:	08-Nov-2022

The information contained within this certificate relates to the land.



Wyong Office: 2 Hely St / PO Box 20 Wyong NSW 2259

P 02 4306 7900 | E ask@centralcoast.nsw.gov.au | W centralcoast.nsw.gov.au | ABN 73 149 644 003

**ADVICE PROVIDED PURSUANT TO S.10.7(2) OF THE ENVIRONMENTAL
PLANNING AND ASSESSMENT ACT 1979**

1	NAMES OF RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS
----------	---

**(1) Environmental Planning Instruments and Development Control Plans which
apply to the land**

State Environmental Planning Policy (Precincts Regional) 2021 Pt 5.8 Gosford City Centre

Gosford City Centre Development Control Plan 2018

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

State Environmental Planning Policy (Coastal Management) 2018 (part of lot).

ZONE B6 ENTERPRISE CORRIDOR UNDER STATE ENVIRONMENTAL PLANNING
POLICY (GOSFORD CITY CENTRE) 2018

State Environment Planning Policy (Exempt and Complying Development Codes) 2008

State Environment Planning Policy (Building Sustainability Index: BASIX) 2004

State Environment Planning Policy No. 65 – Design Quality of Residential Apartment
Development

State Environment Planning Policy (Primary Production) 2021

State Environment Planning Policy (Transport and Infrastructure) 2021

State Environment Planning Policy (Biodiversity and Conservation) 2021

State Environment Planning Policy (Resilience and Hazards) 2021

State Environment Planning Policy (Industry and Employment) 2021

State Environment Planning Policy (Resources and Energy) 2021

State Environment Planning Policy (Planning Systems) 2021

State Environmental Planning Policy (Housing) 2021

**(2) Proposed Environmental Planning Instruments and Draft Development Control
Plans which will apply to the land and is or has been the subject of community
consultation or public exhibition**

Proposed State Environmental Planning Policy (Transport and Infrastructure) 2021

Proposed State Environment Planning Policy (Building Sustainability Index: BASIX) 2004

Standard Instrument (Local Environmental Plans) Order 2006

2	ZONING AND LAND USE UNDER RELEVANT PLANNING INSTRUMENTS
----------	--

(a) Identity of the Zone

Lot 11 Sec 82 DP 758466

B6 ENTERPRISE CORRIDOR SEPP

(b) For each of the environmental planning instruments referred to in clause 1, please refer to the attached land use table to determine (i), (ii) and (iii) listed below:

- (i) development that may be carried out within the zone without the need for development consent,
- (ii) development which may not be carried out within the zone except with development consent and
- (iii) development which is prohibited within the zone.

(c) Whether additional permitted uses apply to the land

Additional Permitted Uses **do not** apply to this land.

(d) Development Standards applying to the land that fix minimum land dimensions for the erection of a dwelling-house

There are no development standards applying to the land that fix minimum land dimensions for the erection of a dwelling-house on the land. However there are minimum lot sizes applying to the subdivision of land, and in some zones the entitlement to erect a dwelling-house, or carry out other types of residential development, is linked to that minimum lot size.

(e) Land includes or comprises critical habitat

No

(f) Land is in a conservation area

No

(g) Item of environmental heritage is situated on the land

None

3	CONTRIBUTION PLANS
----------	---------------------------

Gosford City Council Section 94A Development Contributions Plan - Gosford City Centre

4	COMPLYING DEVELOPMENT
----------	------------------------------

Whether or not the land is land on which complying development can be carried out under each of the codes for complying development because of the provisions of clause 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 Development Codes) 2008*?

GENERAL HOUSING CODE

Complying Development under the General Housing Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

RURAL HOUSING CODE

Complying development under the Rural Housing Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

LOW RISE HOUSING DIVERSITY CODE

Complying Development under the Low Rise Housing Diversity Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

GREENFIELD HOUSING CODE

Greenfield Housing Code **is not** applicable to this land.

HOUSING ALTERATIONS CODE

Complying development under the Housing Alterations Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

GENERAL DEVELOPMENT CODE

Complying development under the General Development Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

COMMERCIAL AND INDUSTRIAL ALTERATIONS CODE

Complying development under the Commercial and Industrial Alterations Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

COMMERCIAL AND INDUSTRIAL (NEW BUILDINGS AND ADDITIONS) CODE

Complying development under the Commercial and Industrial (New Buildings and Additions) Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

CONTAINER RECYCLING FACILITIES CODE

Complying Development under the Container Recycling Facilities Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

SUBDIVISIONS CODE

Complying Development under the General Housing Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

DEMOLITION CODE

Complying development under the Demolition code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

FIRE SAFETY CODE

Complying development under the Fire Safety Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

5	EXEMPT DEVELOPMENT
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Whether or not the land is land on which exempt development may be carried out under each of the exempt development codes under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* because of that Policy, clause 1.16(1) (b1)–(d) or 1.16A.

GENERAL EXEMPT DEVELOPMENT CODE

Exempt development under the General Exempt Development Code applies to this land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

ADVERTISING AND SIGNAGE EXEMPT DEVELOPMENT CODE

Exempt development under the Advertising and Signage Exempt Development Code applies to this land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

TEMPORARY USES AND STRUCTURES EXEMPT DEVELOPMENT CODE

Exempt development under the Temporary Uses and Structures Exempt Development Code applies to this land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

6	AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS (<i>BUILDING PRODUCT SAFETY ACT 2017</i>)
----------	--

1(a) Is there any affected building notice of which the council is aware that is in force in respect of the land?

No

1(b) Is there any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with?

No

1(c) Is there any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding?

No

In this section—

affected building notice has the same meaning as in the *Building Products (Safety) Act 2017*, Part 4.

building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017*

7	LAND RESERVED FOR ACQUISITION
----------	--------------------------------------

The following environmental planning instruments and proposed environmental planning instruments make provisions for the acquisition of the land by a public authority as referred to in Section 3.15 of the Act:

Nil

8	ROAD WIDENING AND ROAD ALIGNMENT
----------	---

(a) DIVISION 2 OF PART 3 OF THE *ROADS ACT 1993*

The land is not affected by road realignment or road widening under the above.

(b) ENVIRONMENTAL PLANNING INSTRUMENT

The land is not affected by road widening or road re-alignment under the above.

(c) COUNCIL RESOLUTIONS

The land is not affected by road widening or road re-alignment under the above.

9	FLOOD RELATED DEVELOPMENT CONTROLS
----------	---

(1) The land or part of the land **is** within the flood planning area and **is** subject to flood related development controls.

(2) The land or part of the land **is** between the flood planning area and the probable maximum flood and **is** subject to flood related development controls.

(3) In this section—

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the Floodplain Development Manual (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

10	COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS
-----------	--

This land **is** affected by a policy adopted by the council or other public authority that restricts the development of the land because of the likelihood of risk restrictions. This land **is** affected because:

Acid sulfate class 5.

In this section—

adopted policy means a policy adopted—

- (a) by the council, or
- (b) by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council.

11	BUSH FIRE PRONE LAND
-----------	-----------------------------

The information currently available to Council indicates that **all** of the land is bushfire prone land (as defined in the Act).

The information currently available to Council indicates that **some** of the land is bushfire prone land (as defined in the Act).

12	LOOSE-FILL ASBESTOS INSULATION
-----------	---------------------------------------

This land does not include 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. That register lists residential premises that contain or have contained loose-fill asbestos insulation.

13	MINE SUBSIDENCE
-----------	------------------------

The land **IS NOT WITHIN** a Mine Subsidence District declared under section 20 of the *Coal Mine Subsidence Compensation Act 2017*.

14	PAPER SUBDIVISION INFORMATION
-----------	--------------------------------------

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

Nil

- (2) The date of any subdivision order that applies to this land.

Not applicable

Words and expressions used in this clause have the same meaning as they have in Part 10 of the *Environmental Planning and Assessment Regulation 2021* and Schedule 7 of the *Environmental Planning and Assessment Act 1979*.

15	PROPERTY VEGETATION PLANS
-----------	----------------------------------

Council **has not** been notified by Local Land Services – Greater Sydney that the land is subject to a property vegetation plan approved under Part 4 of the *Native Vegetation Act*

2003.

16	BIODIVERSITY STEWARDSHIP SITES
-----------	---------------------------------------

Council **has not** been notified by the Director-General of the Department of Planning and Environment that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act, 2016.

Note: Biodiversity stewardship agreements include biobanking agreements under the *Threatened Species Conservation Act 1995*, Part 7A that are taken to be biodiversity stewardship agreements under the *Biodiversity Conservation Act 2016*, Part 5.

17	BIODIVERSITY CERTIFIED LAND
-----------	------------------------------------

The land **is not** biodiversity certified land within the meaning of Part 8 of the *Biodiversity Conservation Act, 2016*.

Note: Biodiversity certified land includes land certified under the *Threatened Species Conservation Act 1995*, Part 7AA that is taken to be certified under the *Biodiversity Conservation Act 2016*, Part 8.

18	ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006
-----------	--

Council **has not** been notified of an Order issued under the Trees (Disputes between Neighbours) Act 2006.

NOTE: This advice is based on information provided by the Land and Environment Court

19	ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS
-----------	--

The owner (or any previous owner) of the land has not 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.

In this section—

existing coastal protection works has the same meaning as in the *Local Government Act 1993*, section 553B.

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 1 January 2011.

20	WESTERN SYDNEY AEROTROPOLIS
-----------	------------------------------------

Not applicable to Central Coast Local Government Area

21	DEVELOPMENT CONSENT CONDITIONS FOR SENIORS HOUSING
-----------	---

Council **is not** aware of there being a current Site Compatibility Certificate (seniors housing) issued by the Director-General of the Department of Planning and Environment in respect of the land.

NOTE: This advice is based on information provided by the NSW Department of Planning and Environment.

22	SITE COMPATIBILITY CERTIFICATES AND DEVELOPMENT CONSENT CONDITIONS FOR AFFORDABLE RENTAL HOUSING
-----------	---

Council **is not** aware of there being a valid Site Compatibility Certificate (affordable rental housing) issued by the Director-General of the Department of Planning and Environment in respect of the land.

NOTE: This advice is based on information provided by the NSW Department of Planning and Environment.

NOTE

CONTAMINATED LAND MANAGEMENT ACT 1997
--

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

No

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

No

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

No

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

No

**ADVICE PROVIDED PURSUANT TO S.10.7(5) OF THE ENVIRONMENTAL
PLANNING AND ASSESSMENT ACT 1979**

NOTE: SECTION 10.7(6) OF THE ACT STATES THAT A COUNCIL SHALL NOT INCUR ANY LIABILITY IN RESPECT OF ANY ADVICE PROVIDED IN GOOD FAITH PURSUANT TO SUBSECTION (5).

- 23.1** The property is subject to Environmental Planning and Assessment (Special Infrastructure Contribution - Gosford City Centre) Determination 2018 made by the Minister for Planning, pursuant to section 7.23 of the Environmental Planning and Assessment Act 1979 on 12 October 2018 (enquiries to the Department of Planning Industry and Environment).

For any enquiries regarding this Certificate, please contact Council's Customer Contact Centre on 1300 463 954.

Karen Hansen
Signed on Behalf of Central Coast Council

LAND USE TABLE

Zone B6 Enterprise Corridor

State Environmental Planning Policy (Precincts—Regional) 2021 Gosford City Centre

1 Objectives of zone

- To promote businesses along main roads and to encourage a mix of compatible uses.
- To provide a range of employment uses (including business, office, retail and light industrial uses).
- To maintain the economic strength of centres by limiting retailing activity.
- To provide for residential uses, but only as part of a mixed use development.

2 Permitted without consent

Nil

3 Permitted with consent

Business premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Multi dwelling housing; Passenger transport facilities; Plant nurseries; Recreation facilities (indoor); Residential flat buildings; Roads; Shop top housing; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Highway service centres; Home-based child care; Home businesses; Home occupations (sex services); Industries; Information and education facilities; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Rural supplies; Service stations; Sewage treatment plants; Storage premises; Tourist and visitor accommodation; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems



Dye & Durham Property Pty Ltd - Melbourne
PO Box 447
SOUTHBANK VIC 3006

SECTION 10.7(2) AND (5) PLANNING CERTIFICATE

Under Section 10.7 of the Environmental Planning and Assessment Act, 1979

Fee paid:	\$156.00
Receipt No:	17832519
Receipt Date:	8 November 2022
Property Address:	36 Young Street, WEST GOSFORD NSW 2250
Property Description:	Lot 14 DP 1100206
Property Owner	Bhaajayu Pty Ltd and Verugu Pty Ltd and South Pty Ltd and Galbrock Pty Ltd
Certificate No:	55162
Reference No:	76944018:115270258:226524
Date of issue:	08-Nov-2022

The information contained within this certificate relates to the land.



Wyong Office: 2 Hely St / PO Box 20 Wyong NSW 2259

P 02 4306 7900 | E ask@centralcoast.nsw.gov.au | W centralcoast.nsw.gov.au | ABN 73 149 644 003

**ADVICE PROVIDED PURSUANT TO S.10.7(2) OF THE ENVIRONMENTAL
PLANNING AND ASSESSMENT ACT 1979**

1	NAMES OF RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS
----------	---

**(1) Environmental Planning Instruments and Development Control Plans which
apply to the land**

State Environmental Planning Policy (Precincts Regional) 2021 Pt 5.8 Gosford City Centre

Gosford City Centre Development Control Plan 2018

**ZONE B6 ENTERPRISE CORRIDOR UNDER STATE ENVIRONMENTAL PLANNING
POLICY (GOSFORD CITY CENTRE) 2018**

State Environment Planning Policy (Exempt and Complying Development Codes) 2008

State Environment Planning Policy (Building Sustainability Index: BASIX) 2004

State Environment Planning Policy No. 65 – Design Quality of Residential Apartment
Development

State Environment Planning Policy (Primary Production) 2021

State Environment Planning Policy (Transport and Infrastructure) 2021

State Environment Planning Policy (Biodiversity and Conservation) 2021

State Environment Planning Policy (Resilience and Hazards) 2021

State Environment Planning Policy (Industry and Employment) 2021

State Environment Planning Policy (Resources and Energy) 2021

State Environment Planning Policy (Planning Systems) 2021

State Environmental Planning Policy (Housing) 2021

**(2) Proposed Environmental Planning Instruments and Draft Development Control
Plans which will apply to the land and is or has been the subject of community
consultation or public exhibition**

Proposed State Environmental Planning Policy (Transport and Infrastructure) 2021

Proposed State Environment Planning Policy (Building Sustainability Index: BASIX) 2004

Standard Instrument (Local Environmental Plans) Order 2006

2	ZONING AND LAND USE UNDER RELEVANT PLANNING INSTRUMENTS
----------	--

(a) Identity of the Zone

Lot 14 DP 1100206

B6 ENTERPRISE CORRIDOR SEPP

(b) For each of the environmental planning instruments referred to in clause 1, please refer to the attached land use table to determine (i), (ii) and (iii) listed below:

- (i) development that may be carried out within the zone without the need for development consent,
- (ii) development which may not be carried out within the zone except with development consent and
- (iii) development which is prohibited within the zone.

(c) Whether additional permitted uses apply to the land

Additional Permitted Uses **do not** apply to this land.

(d) Development Standards applying to the land that fix minimum land dimensions for the erection of a dwelling-house

There are no development standards applying to the land that fix minimum land dimensions for the erection of a dwelling-house on the land. However there are minimum lot sizes applying to the subdivision of land, and in some zones the entitlement to erect a dwelling-house, or carry out other types of residential development, is linked to that minimum lot size.

(e) Land includes or comprises critical habitat

No

(f) Land is in a conservation area

No

(g) Item of environmental heritage is situated on the land

None

3	CONTRIBUTION PLANS
----------	---------------------------

Gosford City Council Section 94A Development Contributions Plan - Gosford City Centre

4	COMPLYING DEVELOPMENT
----------	------------------------------

Whether or not the land is land on which complying development can be carried out under each of the codes for complying development because of the provisions of clause 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 Development Codes) 2008*?

GENERAL HOUSING CODE

Complying Development under the General Housing Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

RURAL HOUSING CODE

Complying development under the Rural Housing Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

LOW RISE HOUSING DIVERSITY CODE

Complying Development under the Low Rise Housing Diversity Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

GREENFIELD HOUSING CODE

Greenfield Housing Code **is not** applicable to this land.

HOUSING ALTERATIONS CODE

Complying development under the Housing Alterations Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

GENERAL DEVELOPMENT CODE

Complying development under the General Development Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

COMMERCIAL AND INDUSTRIAL ALTERATIONS CODE

Complying development under the Commercial and Industrial Alterations Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

COMMERCIAL AND INDUSTRIAL (NEW BUILDINGS AND ADDITIONS) CODE

Complying development under the Commercial and Industrial (New Buildings and Additions) Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

CONTAINER RECYCLING FACILITIES CODE

Complying Development under the Container Recycling Facilities Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

SUBDIVISIONS CODE

Complying Development under the General Housing Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

DEMOLITION CODE

Complying development under the Demolition code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

FIRE SAFETY CODE

Complying development under the Fire Safety Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

5	EXEMPT DEVELOPMENT
----------	---------------------------

Whether or not the land is land on which exempt development may be carried out under each of the exempt development codes under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* because of that Policy, clause 1.16(1) (b1)–(d) or 1.16A.

GENERAL EXEMPT DEVELOPMENT CODE

Exempt development under the General Exempt Development Code applies to this land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

ADVERTISING AND SIGNAGE EXEMPT DEVELOPMENT CODE

Exempt development under the Advertising and Signage Exempt Development Code applies to this land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

TEMPORARY USES AND STRUCTURES EXEMPT DEVELOPMENT CODE

Exempt development under the Temporary Uses and Structures Exempt Development Code applies to this land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

6	AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS (<i>BUILDING PRODUCT SAFETY ACT 2017</i>)
----------	--

1(a) Is there any affected building notice of which the council is aware that is in force in respect of the land?

No

1(b) Is there any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with?

No

1(c) Is there any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding?

No

In this section—

affected building notice has the same meaning as in the *Building Products (Safety) Act 2017*, Part 4.

building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017*

7	LAND RESERVED FOR ACQUISITION
----------	--------------------------------------

The following environmental planning instruments and proposed environmental planning instruments make provisions for the acquisition of the land by a public authority as referred to in Section 3.15 of the Act:

Nil

8	ROAD WIDENING AND ROAD ALIGNMENT
----------	---

(a) DIVISION 2 OF PART 3 OF THE *ROADS ACT 1993*

The land is not affected by road realignment or road widening under the above.

(b) ENVIRONMENTAL PLANNING INSTRUMENT

The land is not affected by road widening or road re-alignment under the above.

(c) COUNCIL RESOLUTIONS

The land is not affected by road widening or road re-alignment under the above.

9	FLOOD RELATED DEVELOPMENT CONTROLS
----------	---

(1) The land or part of the land **is** within the flood planning area and **is** subject to flood related development controls.

(2) The land or part of the land **is** between the flood planning area and the probable maximum flood and **is** subject to flood related development controls.

(3) In this section—

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the Floodplain Development Manual (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

10	COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS
-----------	--

This land **is** affected by a policy adopted by the council or other public authority that restricts the development of the land because of the likelihood of risk restrictions. This land **is** affected because:

Acid sulfate class 5.

In this section—

adopted policy means a policy adopted—

- (a) by the council, or
- (b) by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council.

11	BUSH FIRE PRONE LAND
-----------	-----------------------------

The information currently available to Council indicates that **all** of the land is bushfire prone land (as defined in the Act).

The information currently available to Council indicates that **some** of the land is bushfire prone land (as defined in the Act).

12	LOOSE-FILL ASBESTOS INSULATION
-----------	---------------------------------------

This land does not include 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. That register lists residential premises that contain or have contained loose-fill asbestos insulation.

13	MINE SUBSIDENCE
-----------	------------------------

The land **IS NOT WITHIN** a Mine Subsidence District declared under section 20 of the *Coal Mine Subsidence Compensation Act 2017*.

14	PAPER SUBDIVISION INFORMATION
-----------	--------------------------------------

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

Nil

- (2) The date of any subdivision order that applies to this land.

Not applicable

Words and expressions used in this clause have the same meaning as they have in Part 10 of the *Environmental Planning and Assessment Regulation 2021* and Schedule 7 of the *Environmental Planning and Assessment Act 1979*.

15	PROPERTY VEGETATION PLANS
-----------	----------------------------------

Council **has not** been notified by Local Land Services – Greater Sydney that the land is subject to a property vegetation plan approved under Part 4 of the Native Vegetation Act 2003.

16	BIODIVERSITY STEWARDSHIP SITES
-----------	---------------------------------------

Council **has not** been notified by the Director-General of the Department of Planning and Environment that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act, 2016.

Note: Biodiversity stewardship agreements include biobanking agreements under the *Threatened Species Conservation Act 1995*, Part 7A that are taken to be biodiversity stewardship agreements under the *Biodiversity Conservation Act 2016*, Part 5.

17	BIODIVERSITY CERTIFIED LAND
-----------	------------------------------------

The land **is not** biodiversity certified land within the meaning of Part 8 of the *Biodiversity Conservation Act, 2016*.

Note: Biodiversity certified land includes land certified under the *Threatened Species Conservation Act 1995*, Part 7AA that is taken to be certified under the *Biodiversity Conservation Act 2016*, Part 8.

18	ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006
-----------	--

Council **has not** been notified of an Order issued under the Trees (Disputes between Neighbours) Act 2006.

NOTE: This advice is based on information provided by the Land and Environment Court

19	ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS
-----------	--

The owner (or any previous owner) of the land has not 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.

In this section—

existing coastal protection works has the same meaning as in the *Local Government Act 1993*, section 553B.

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 1 January 2011.

20	WESTERN SYDNEY AEROTROPOLIS
-----------	------------------------------------

Not applicable to Central Coast Local Government Area

21	DEVELOPMENT CONSENT CONDITIONS FOR SENIORS HOUSING
-----------	---

Council **is not** aware of there being a current Site Compatibility Certificate (seniors housing) issued by the Director-General of the Department of Planning and Environment in respect of the land.

NOTE: This advice is based on information provided by the NSW Department of Planning and Environment.

22	SITE COMPATIBILITY CERTIFICATES AND DEVELOPMENT CONSENT CONDITIONS FOR AFFORDABLE RENTAL HOUSING
-----------	---

Council **is not** aware of there being a valid Site Compatibility Certificate (affordable rental housing) issued by the Director-General of the Department of Planning and Environment in respect of the land.

NOTE: This advice is based on information provided by the NSW Department of Planning and Environment.

NOTE

CONTAMINATED LAND MANAGEMENT ACT 1997

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

No

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

No

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

No

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

No

**ADVICE PROVIDED PURSUANT TO S.10.7(5) OF THE ENVIRONMENTAL
PLANNING AND ASSESSMENT ACT 1979**

NOTE: SECTION 10.7(6) OF THE ACT STATES THAT A COUNCIL SHALL NOT INCUR ANY LIABILITY IN RESPECT OF ANY ADVICE PROVIDED IN GOOD FAITH PURSUANT TO SUBSECTION (5).

- 23.1** The property is subject to Environmental Planning and Assessment (Special Infrastructure Contribution - Gosford City Centre) Determination 2018 made by the Minister for Planning, pursuant to section 7.23 of the Environmental Planning and Assessment Act 1979 on 12 October 2018 (enquiries to the Department of Planning Industry and Environment).

For any enquiries regarding this Certificate, please contact Council's Customer Contact Centre on 1300 463 954.

Karen Hansen
Signed on Behalf of Central Coast Council

LAND USE TABLE

Zone B6 Enterprise Corridor

State Environmental Planning Policy (Precincts—Regional) 2021 Gosford City Centre

1 Objectives of zone

- To promote businesses along main roads and to encourage a mix of compatible uses.
- To provide a range of employment uses (including business, office, retail and light industrial uses).
- To maintain the economic strength of centres by limiting retailing activity.
- To provide for residential uses, but only as part of a mixed use development.

2 Permitted without consent

Nil

3 Permitted with consent

Business premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Multi dwelling housing; Passenger transport facilities; Plant nurseries; Recreation facilities (indoor); Residential flat buildings; Roads; Shop top housing; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Highway service centres; Home-based child care; Home businesses; Home occupations (sex services); Industries; Information and education facilities; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Rural supplies; Service stations; Sewage treatment plants; Storage premises; Tourist and visitor accommodation; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems



Dye & Durham Property Pty Ltd - Melbourne
PO Box 447
SOUTHBANK VIC 3006

SECTION 10.7(2) AND (5) PLANNING CERTIFICATE

Under Section 10.7 of the Environmental Planning and Assessment Act, 1979

Fee paid:	\$156.00
Receipt No:	17832458
Receipt Date:	8 November 2022
Property Address:	36 Young Street, WEST GOSFORD NSW 2250
Property Description:	Lot 16 DP 1079150
Property Owner	Bhaajayu Pty Ltd and Verugu Pty Ltd and South Pty Ltd and Galbrock Pty Ltd
Certificate No:	55169
Reference No:	76944001:115270230:226513
Date of issue:	08-Nov-2022

The information contained within this certificate relates to the land.



Wyong Office: 2 Hely St / PO Box 20 Wyong NSW 2259

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**ADVICE PROVIDED PURSUANT TO S.10.7(2) OF THE ENVIRONMENTAL
PLANNING AND ASSESSMENT ACT 1979**

1	NAMES OF RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS
----------	---

**(1) Environmental Planning Instruments and Development Control Plans which
apply to the land**

State Environmental Planning Policy (Precincts Regional) 2021 Pt 5.8 Gosford City Centre

Gosford City Centre Development Control Plan 2018

**ZONE B6 ENTERPRISE CORRIDOR UNDER STATE ENVIRONMENTAL PLANNING
POLICY (GOSFORD CITY CENTRE) 2018**

State Environment Planning Policy (Exempt and Complying Development Codes) 2008

State Environment Planning Policy (Building Sustainability Index: BASIX) 2004

State Environment Planning Policy No. 65 – Design Quality of Residential Apartment
Development

State Environment Planning Policy (Primary Production) 2021

State Environment Planning Policy (Transport and Infrastructure) 2021

State Environment Planning Policy (Biodiversity and Conservation) 2021

State Environment Planning Policy (Resilience and Hazards) 2021

State Environment Planning Policy (Industry and Employment) 2021

State Environment Planning Policy (Resources and Energy) 2021

State Environment Planning Policy (Planning Systems) 2021

State Environmental Planning Policy (Housing) 2021

**(2) Proposed Environmental Planning Instruments and Draft Development Control
Plans which will apply to the land and is or has been the subject of community
consultation or public exhibition**

Proposed State Environmental Planning Policy (Transport and Infrastructure) 2021

Proposed State Environment Planning Policy (Building Sustainability Index: BASIX) 2004

Standard Instrument (Local Environmental Plans) Order 2006

2	ZONING AND LAND USE UNDER RELEVANT PLANNING INSTRUMENTS
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(a) Identity of the Zone

Lot 16 DP 1079150

B6 ENTERPRISE CORRIDOR SEPP

(b) For each of the environmental planning instruments referred to in clause 1, please refer to the attached land use table to determine (i), (ii) and (iii) listed below:

- (i) development that may be carried out within the zone without the need for development consent,
- (ii) development which may not be carried out within the zone except with development consent and
- (iii) development which is prohibited within the zone.

(c) Whether additional permitted uses apply to the land

Additional Permitted Uses **do not** apply to this land.

(d) Development Standards applying to the land that fix minimum land dimensions for the erection of a dwelling-house

There are no development standards applying to the land that fix minimum land dimensions for the erection of a dwelling-house on the land. However there are minimum lot sizes applying to the subdivision of land, and in some zones the entitlement to erect a dwelling-house, or carry out other types of residential development, is linked to that minimum lot size.

(e) Land includes or comprises critical habitat

No

(f) Land is in a conservation area

No

(g) Item of environmental heritage is situated on the land

None

3	CONTRIBUTION PLANS
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Gosford City Council Section 94A Development Contributions Plan - Gosford City Centre

4	COMPLYING DEVELOPMENT
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Whether or not the land is land on which complying development can be carried out under each of the codes for complying development because of the provisions of clause 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 Development Codes) 2008*?

GENERAL HOUSING CODE

Complying Development under the General Housing Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

RURAL HOUSING CODE

Complying development under the Rural Housing Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

LOW RISE HOUSING DIVERSITY CODE

Complying Development under the Low Rise Housing Diversity Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

GREENFIELD HOUSING CODE

Greenfield Housing Code **is not** applicable to this land.

HOUSING ALTERATIONS CODE

Complying development under the Housing Alterations Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

GENERAL DEVELOPMENT CODE

Complying development under the General Development Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

COMMERCIAL AND INDUSTRIAL ALTERATIONS CODE

Complying development under the Commercial and Industrial Alterations Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

COMMERCIAL AND INDUSTRIAL (NEW BUILDINGS AND ADDITIONS) CODE

Complying development under the Commercial and Industrial (New Buildings and Additions) Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

CONTAINER RECYCLING FACILITIES CODE

Complying Development under the Container Recycling Facilities Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

SUBDIVISIONS CODE

Complying Development under the General Housing Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

DEMOLITION CODE

Complying development under the Demolition code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

FIRE SAFETY CODE

Complying development under the Fire Safety Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

5	EXEMPT DEVELOPMENT
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Whether or not the land is land on which exempt development may be carried out under each of the exempt development codes under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* because of that Policy, clause 1.16(1) (b1)–(d) or 1.16A.

GENERAL EXEMPT DEVELOPMENT CODE

Exempt development under the General Exempt Development Code applies to this land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

ADVERTISING AND SIGNAGE EXEMPT DEVELOPMENT CODE

Exempt development under the Advertising and Signage Exempt Development Code applies to this land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

TEMPORARY USES AND STRUCTURES EXEMPT DEVELOPMENT CODE

Exempt development under the Temporary Uses and Structures Exempt Development Code applies to this land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

6	AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS (<i>BUILDING PRODUCT SAFETY ACT 2017</i>)
----------	--

1(a) Is there any affected building notice of which the council is aware that is in force in respect of the land?

No

1(b) Is there any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with?

No

1(c) Is there any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding?

No

In this section—

affected building notice has the same meaning as in the *Building Products (Safety) Act 2017*, Part 4.

building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017*

7	LAND RESERVED FOR ACQUISITION
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The following environmental planning instruments and proposed environmental planning instruments make provisions for the acquisition of the land by a public authority as referred to in Section 3.15 of the Act:

Nil

8	ROAD WIDENING AND ROAD ALIGNMENT
----------	---

(a) DIVISION 2 OF PART 3 OF THE *ROADS ACT 1993*

The land is not affected by road realignment or road widening under the above.

(b) ENVIRONMENTAL PLANNING INSTRUMENT

The land is not affected by road widening or road re-alignment under the above.

(c) COUNCIL RESOLUTIONS

The land is not affected by road widening or road re-alignment under the above.

9	FLOOD RELATED DEVELOPMENT CONTROLS
----------	---

(1) The land or part of the land **is** within the flood planning area and **is** subject to flood related development controls.

(2) The land or part of the land **is** between the flood planning area and the probable maximum flood and **is** subject to flood related development controls.

(3) In this section—

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the Floodplain Development Manual (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

10	COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS
-----------	--

This land **is** affected by a policy adopted by the council or other public authority that restricts the development of the land because of the likelihood of risk restrictions. This land **is** affected because:

Acid sulfate class 5.

In this section—

adopted policy means a policy adopted—

- (a) by the council, or
- (b) by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council.

11	BUSH FIRE PRONE LAND
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The information currently available to Council indicates that **all** of the land is bushfire prone land (as defined in the Act).

The information currently available to Council indicates that **some** of the land is bushfire prone land (as defined in the Act).

12	LOOSE-FILL ASBESTOS INSULATION
-----------	---------------------------------------

This land does not include 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. That register lists residential premises that contain or have contained loose-fill asbestos insulation.

13	MINE SUBSIDENCE
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The land **IS NOT WITHIN** a Mine Subsidence District declared under section 20 of the *Coal Mine Subsidence Compensation Act 2017*.

14	PAPER SUBDIVISION INFORMATION
-----------	--------------------------------------

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

Nil

- (2) The date of any subdivision order that applies to this land.

Not applicable

Words and expressions used in this clause have the same meaning as they have in Part 10 of the *Environmental Planning and Assessment Regulation 2021* and Schedule 7 of the *Environmental Planning and Assessment Act 1979*.

15	PROPERTY VEGETATION PLANS
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Council **has not** been notified by Local Land Services – Greater Sydney that the land is subject to a property vegetation plan approved under Part 4 of the *Native Vegetation Act*

2003.

16	BIODIVERSITY STEWARDSHIP SITES
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Council **has not** been notified by the Director-General of the Department of Planning and Environment that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act, 2016.

Note: Biodiversity stewardship agreements include biobanking agreements under the *Threatened Species Conservation Act 1995*, Part 7A that are taken to be biodiversity stewardship agreements under the *Biodiversity Conservation Act 2016*, Part 5.

17	BIODIVERSITY CERTIFIED LAND
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The land **is not** biodiversity certified land within the meaning of Part 8 of the *Biodiversity Conservation Act, 2016*.

Note: Biodiversity certified land includes land certified under the *Threatened Species Conservation Act 1995*, Part 7AA that is taken to be certified under the *Biodiversity Conservation Act 2016*, Part 8.

18	ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006
-----------	--

Council **has not** been notified of an Order issued under the Trees (Disputes between Neighbours) Act 2006.

NOTE: This advice is based on information provided by the Land and Environment Court

19	ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS
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The owner (or any previous owner) of the land has not 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.

In this section—

existing coastal protection works has the same meaning as in the *Local Government Act 1993*, section 553B.

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 1 January 2011.

20	WESTERN SYDNEY AEROTROPOLIS
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Not applicable to Central Coast Local Government Area

21	DEVELOPMENT CONSENT CONDITIONS FOR SENIORS HOUSING
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Council **is not** aware of there being a current Site Compatibility Certificate (seniors housing) issued by the Director-General of the Department of Planning and Environment in respect of the land.

NOTE: This advice is based on information provided by the NSW Department of Planning and Environment.

22	SITE COMPATIBILITY CERTIFICATES AND DEVELOPMENT CONSENT CONDITIONS FOR AFFORDABLE RENTAL HOUSING
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Council **is not** aware of there being a valid Site Compatibility Certificate (affordable rental housing) issued by the Director-General of the Department of Planning and Environment in respect of the land.

NOTE: This advice is based on information provided by the NSW Department of Planning and Environment.

NOTE

CONTAMINATED LAND MANAGEMENT ACT 1997
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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) The land to which the certificate relates is significantly contaminated land within the meaning of that Act - if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

No

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

No

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

No

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

No

**ADVICE PROVIDED PURSUANT TO S.10.7(5) OF THE ENVIRONMENTAL
PLANNING AND ASSESSMENT ACT 1979**

NOTE: SECTION 10.7(6) OF THE ACT STATES THAT A COUNCIL SHALL NOT INCUR ANY LIABILITY IN RESPECT OF ANY ADVICE PROVIDED IN GOOD FAITH PURSUANT TO SUBSECTION (5).

- 23.1** The property is subject to Environmental Planning and Assessment (Special Infrastructure Contribution - Gosford City Centre) Determination 2018 made by the Minister for Planning, pursuant to section 7.23 of the Environmental Planning and Assessment Act 1979 on 12 October 2018 (enquiries to the Department of Planning Industry and Environment).

For any enquiries regarding this Certificate, please contact Council's Customer Contact Centre on 1300 463 954.

Karen Hansen
Signed on Behalf of Central Coast Council

LAND USE TABLE

Zone B6 Enterprise Corridor

State Environmental Planning Policy (Precincts—Regional) 2021 Gosford City Centre

1 Objectives of zone

- To promote businesses along main roads and to encourage a mix of compatible uses.
- To provide a range of employment uses (including business, office, retail and light industrial uses).
- To maintain the economic strength of centres by limiting retailing activity.
- To provide for residential uses, but only as part of a mixed use development.

2 Permitted without consent

Nil

3 Permitted with consent

Business premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Multi dwelling housing; Passenger transport facilities; Plant nurseries; Recreation facilities (indoor); Residential flat buildings; Roads; Shop top housing; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Highway service centres; Home-based child care; Home businesses; Home occupations (sex services); Industries; Information and education facilities; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Rural supplies; Service stations; Sewage treatment plants; Storage premises; Tourist and visitor accommodation; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems



Dye & Durham Property Pty Ltd - Melbourne
PO Box 447
SOUTHBANK VIC 3006

SECTION 10.7(2) AND (5) PLANNING CERTIFICATE

Under Section 10.7 of the Environmental Planning and Assessment Act, 1979

Fee paid:	\$156.00
Receipt No:	17833455
Receipt Date:	8 November 2022
Property Address:	9 Racecourse Road, WEST GOSFORD NSW 2250
Property Description:	Lot 73 DP 810836
Property Owner	Bhaajayu Pty Ltd and South Pty Ltd and Busways East Pty Ltd and Verugu Pty Ltd and Galbrock Pty Ltd
Certificate No:	55190
Reference No:	76942399:115269665:226527
Date of issue:	08-Nov-2022

The information contained within this certificate relates to the land.



Wyong Office: 2 Hely St / PO Box 20 Wyong NSW 2259

P 02 4306 7900 | E ask@centralcoast.nsw.gov.au | W centralcoast.nsw.gov.au | ABN 73 149 644 003

**ADVICE PROVIDED PURSUANT TO S.10.7(2) OF THE ENVIRONMENTAL
PLANNING AND ASSESSMENT ACT 1979**

1	NAMES OF RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS
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**(1) Environmental Planning Instruments and Development Control Plans which
apply to the land**

State Environmental Planning Policy (Precincts Regional) 2021 Pt 5.8 Gosford City Centre

Gosford City Centre Development Control Plan 2018

**ZONE B6 ENTERPRISE CORRIDOR UNDER STATE ENVIRONMENTAL PLANNING
POLICY (GOSFORD CITY CENTRE) 2018**

State Environment Planning Policy (Exempt and Complying Development Codes) 2008
State Environment Planning Policy (Building Sustainability Index: BASIX) 2004
State Environment Planning Policy No. 65 – Design Quality of Residential Apartment
Development

State Environment Planning Policy (Primary Production) 2021
State Environment Planning Policy (Transport and Infrastructure) 2021
State Environment Planning Policy (Biodiversity and Conservation) 2021
State Environment Planning Policy (Resilience and Hazards) 2021
State Environment Planning Policy (Industry and Employment) 2021
State Environment Planning Policy (Resources and Energy) 2021
State Environment Planning Policy (Planning Systems) 2021
State Environmental Planning Policy (Housing) 2021

**(2) Proposed Environmental Planning Instruments and Draft Development Control
Plans which will apply to the land and is or has been the subject of community
consultation or public exhibition**

Proposed State Environmental Planning Policy (Transport and Infrastructure) 2021
Proposed State Environment Planning Policy (Building Sustainability Index: BASIX) 2004
Standard Instrument (Local Environmental Plans) Order 2006

2	ZONING AND LAND USE UNDER RELEVANT PLANNING INSTRUMENTS
----------	--

(a) Identity of the Zone

Lot 73 DP 810836

B6 ENTERPRISE CORRIDOR SEPP

(b) For each of the environmental planning instruments referred to in clause 1, please refer to the attached land use table to determine (i), (ii) and (iii) listed below:

- (i) development that may be carried out within the zone without the need for development consent,
- (ii) development which may not be carried out within the zone except with development consent and
- (iii) development which is prohibited within the zone.

(c) Whether additional permitted uses apply to the land

Additional Permitted Uses **do not** apply to this land.

(d) Development Standards applying to the land that fix minimum land dimensions for the erection of a dwelling-house

There are no development standards applying to the land that fix minimum land dimensions for the erection of a dwelling-house on the land. However there are minimum lot sizes applying to the subdivision of land, and in some zones the entitlement to erect a dwelling-house, or carry out other types of residential development, is linked to that minimum lot size.

(e) Land includes or comprises critical habitat

No

(f) Land is in a conservation area

No

(g) Item of environmental heritage is situated on the land

None

3	CONTRIBUTION PLANS
----------	---------------------------

Gosford City Council Section 94A Development Contributions Plan - Gosford City Centre

4	COMPLYING DEVELOPMENT
----------	------------------------------

Whether or not the land is land on which complying development can be carried out under each of the codes for complying development because of the provisions of clause 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 Development Codes) 2008*?

GENERAL HOUSING CODE

Complying Development under the General Housing Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

RURAL HOUSING CODE

Complying development under the Rural Housing Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

LOW RISE HOUSING DIVERSITY CODE

Complying Development under the Low Rise Housing Diversity Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

GREENFIELD HOUSING CODE

Greenfield Housing Code **is not** applicable to this land.

HOUSING ALTERATIONS CODE

Complying development under the Housing Alterations Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

GENERAL DEVELOPMENT CODE

Complying development under the General Development Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

COMMERCIAL AND INDUSTRIAL ALTERATIONS CODE

Complying development under the Commercial and Industrial Alterations Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

COMMERCIAL AND INDUSTRIAL (NEW BUILDINGS AND ADDITIONS) CODE

Complying development under the Commercial and Industrial (New Buildings and Additions) Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

CONTAINER RECYCLING FACILITIES CODE

Complying Development under the Container Recycling Facilities Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

SUBDIVISIONS CODE

Complying Development under the General Housing Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

DEMOLITION CODE

Complying development under the Demolition code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

FIRE SAFETY CODE

Complying development under the Fire Safety Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

5	EXEMPT DEVELOPMENT
----------	---------------------------

Whether or not the land is land on which exempt development may be carried out under each of the exempt development codes under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* because of that Policy, clause 1.16(1) (b1)–(d) or 1.16A.

GENERAL EXEMPT DEVELOPMENT CODE

Exempt development under the General Exempt Development Code applies to this land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

ADVERTISING AND SIGNAGE EXEMPT DEVELOPMENT CODE

Exempt development under the Advertising and Signage Exempt Development Code applies to this land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

TEMPORARY USES AND STRUCTURES EXEMPT DEVELOPMENT CODE

Exempt development under the Temporary Uses and Structures Exempt Development Code applies to this land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

6	AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS (<i>BUILDING PRODUCT SAFETY ACT 2017</i>)
----------	--

1(a) Is there any affected building notice of which the council is aware that is in force in respect of the land?

No

1(b) Is there any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with?

No

1(c) Is there any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding?

No

In this section—

affected building notice has the same meaning as in the *Building Products (Safety) Act 2017*, Part 4.

building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017*

7	LAND RESERVED FOR ACQUISITION
----------	--------------------------------------

The following environmental planning instruments and proposed environmental planning instruments make provisions for the acquisition of the land by a public authority as referred to in Section 3.15 of the Act:

Nil

8	ROAD WIDENING AND ROAD ALIGNMENT
----------	---

(a) DIVISION 2 OF PART 3 OF THE *ROADS ACT 1993*

The land is not affected by road realignment or road widening under the above.

(b) ENVIRONMENTAL PLANNING INSTRUMENT

The land is not affected by road widening or road re-alignment under the above.

(c) COUNCIL RESOLUTIONS

The land is not affected by road widening or road re-alignment under the above.

9	FLOOD RELATED DEVELOPMENT CONTROLS
----------	---

(1) The land or part of the land **is not** within the flood planning area and is **not** subject to flood related development controls.

(2) The land or part of the land **is** between the flood planning area and the probable maximum flood and **is** subject to flood related development controls.

(3) In this section—

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the Floodplain Development Manual (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

10	COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS
-----------	--

This land **is** affected by a policy adopted by the council or other public authority that restricts the development of the land because of the likelihood of risk restrictions. This land **is** affected because:

Acid sulfate class 5.

In this section—

adopted policy means a policy adopted—

- (a) by the council, or
- (b) by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council.

11	BUSH FIRE PRONE LAND
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The information currently available to Council indicates that **some** of the land is bushfire prone land (as defined in the Act).

12	LOOSE-FILL ASBESTOS INSULATION
-----------	---------------------------------------

This land does not include 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. That register lists residential premises that contain or have contained loose-fill asbestos insulation.

13	MINE SUBSIDENCE
-----------	------------------------

The land **IS NOT WITHIN** a Mine Subsidence District declared under section 20 of the *Coal Mine Subsidence Compensation Act 2017*.

14	PAPER SUBDIVISION INFORMATION
-----------	--------------------------------------

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

Nil

- (2) The date of any subdivision order that applies to this land.

Not applicable

Words and expressions used in this clause have the same meaning as they have in Part 10 of the *Environmental Planning and Assessment Regulation 2021* and Schedule 7 of the *Environmental Planning and Assessment Act 1979*.

15	PROPERTY VEGETATION PLANS
-----------	----------------------------------

Council **has not** been notified by Local Land Services – Greater Sydney that the land is subject to a property vegetation plan approved under Part 4 of the *Native Vegetation Act 2003*.

16	BIODIVERSITY STEWARDSHIP SITES
-----------	---------------------------------------

Council **has not** been notified by the Director-General of the Department of Planning and Environment that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act, 2016.

Note: Biodiversity stewardship agreements include biobanking agreements under the *Threatened Species Conservation Act 1995*, Part 7A that are taken to be biodiversity stewardship agreements under the *Biodiversity Conservation Act 2016*, Part 5.

17	BIODIVERSITY CERTIFIED LAND
-----------	------------------------------------

The land **is not** biodiversity certified land within the meaning of Part 8 of the *Biodiversity Conservation Act, 2016*.

Note: Biodiversity certified land includes land certified under the *Threatened Species Conservation Act 1995*, Part 7AA that is taken to be certified under the *Biodiversity Conservation Act 2016*, Part 8.

18	ORDERS UNDER <i>TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006</i>
-----------	---

Council **has not** been notified of an Order issued under the Trees (Disputes between Neighbours) Act 2006.

NOTE: This advice is based on information provided by the Land and Environment Court

19	ANNUAL CHARGES UNDER <i>LOCAL GOVERNMENT ACT 1993</i> FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS
-----------	---

The owner (or any previous owner) of the land has not 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.

In this section—

existing coastal protection works has the same meaning as in the *Local Government Act 1993*, section 553B.

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 1 January 2011.

20	WESTERN SYDNEY AEROTROPOLIS
-----------	------------------------------------

Not applicable to Central Coast Local Government Area

21	DEVELOPMENT CONSENT CONDITIONS FOR SENIORS HOUSING
-----------	---

Council **is not** aware of there being a current Site Compatibility Certificate (seniors housing) issued by the Director-General of the Department of Planning and Environment in respect of the land.

NOTE: This advice is based on information provided by the NSW Department of Planning and Environment.

22	SITE COMPATIBILITY CERTIFICATES AND DEVELOPMENT CONSENT CONDITIONS FOR AFFORDABLE RENTAL HOUSING
-----------	---

Council **is not** aware of there being a valid Site Compatibility Certificate (affordable rental housing) issued by the Director-General of the Department of Planning and Environment in respect of the land.

NOTE: This advice is based on information provided by the NSW Department of Planning and Environment.

NOTE

CONTAMINATED LAND MANAGEMENT ACT 1997

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

No

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

No

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

No

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

No

**ADVICE PROVIDED PURSUANT TO S.10.7(5) OF THE ENVIRONMENTAL
PLANNING AND ASSESSMENT ACT 1979**

NOTE: SECTION 10.7(6) OF THE ACT STATES THAT A COUNCIL SHALL NOT INCUR ANY LIABILITY IN RESPECT OF ANY ADVICE PROVIDED IN GOOD FAITH PURSUANT TO SUBSECTION (5).

- 23.1** The property is subject to Environmental Planning and Assessment (Special Infrastructure Contribution - Gosford City Centre) Determination 2018 made by the Minister for Planning, pursuant to section 7.23 of the Environmental Planning and Assessment Act 1979 on 12 October 2018 (enquiries to the Department of Planning Industry and Environment).

For any enquiries regarding this Certificate, please contact Council's Customer Contact Centre on 1300 463 954.

Karen Hansen
Signed on Behalf of Central Coast Council

LAND USE TABLE

Zone B6 Enterprise Corridor

State Environmental Planning Policy (Precincts—Regional) 2021 Gosford City Centre

1 Objectives of zone

- To promote businesses along main roads and to encourage a mix of compatible uses.
- To provide a range of employment uses (including business, office, retail and light industrial uses).
- To maintain the economic strength of centres by limiting retailing activity.
- To provide for residential uses, but only as part of a mixed use development.

2 Permitted without consent

Nil

3 Permitted with consent

Business premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Multi dwelling housing; Passenger transport facilities; Plant nurseries; Recreation facilities (indoor); Residential flat buildings; Roads; Shop top housing; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Highway service centres; Home-based child care; Home businesses; Home occupations (sex services); Industries; Information and education facilities; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Rural supplies; Service stations; Sewage treatment plants; Storage premises; Tourist and visitor accommodation; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems



Dye & Durham Property Pty Ltd - Melbourne
PO Box 447
SOUTHBANK VIC 3006

SECTION 10.7(2) AND (5) PLANNING CERTIFICATE

Under Section 10.7 of the Environmental Planning and Assessment Act, 1979

Fee paid:	\$156.00
Receipt No:	17743692
Receipt Date:	19 October 2022
Property Address:	1-3 Faunce St W, WEST GOSFORD NSW 2250
Property Description:	Lot 6 DP 801261
Property Owner	Bhaajayu Pty Ltd and Verugu Pty Ltd and South Pty Ltd and Galbrock Pty Ltd
Certificate No:	54282
Reference No:	76685439:224259
Date of issue:	20-Oct-2022

The information contained within this certificate relates to the land.



Wyong Office: 2 Hely St / PO Box 20 Wyong NSW 2259

P 02 4306 7900 | E ask@centralcoast.nsw.gov.au | W centralcoast.nsw.gov.au | ABN 73 149 644 003

**ADVICE PROVIDED PURSUANT TO S.10.7(2) OF THE ENVIRONMENTAL
PLANNING AND ASSESSMENT ACT 1979**

1	NAMES OF RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS
----------	---

**(1) Environmental Planning Instruments and Development Control Plans which
apply to the land**

State Environmental Planning Policy (Precincts Regional) 2021 Pt 5.8 Gosford City Centre

Gosford City Centre Development Control Plan 2018

ZONE B6 ENTERPRISE CORRIDOR UNDER STATE ENVIRONMENTAL PLANNING
POLICY (GOSFORD CITY CENTRE) 2018

State Environment Planning Policy (Exempt and Complying Development Codes) 2008

State Environment Planning Policy (Building Sustainability Index: BASIX) 2004

State Environment Planning Policy No. 65 – Design Quality of Residential Apartment
Development

State Environment Planning Policy (Primary Production) 2021

State Environment Planning Policy (Transport and Infrastructure) 2021

State Environment Planning Policy (Biodiversity and Conservation) 2021

State Environment Planning Policy (Resilience and Hazards) 2021

State Environment Planning Policy (Industry and Employment) 2021

State Environment Planning Policy (Resources and Energy) 2021

State Environment Planning Policy (Planning Systems) 2021

State Environmental Planning Policy (Housing) 2021

**(2) Proposed Environmental Planning Instruments and Draft Development Control
Plans which will apply to the land and is or has been the subject of community
consultation or public exhibition**

Proposed State Environmental Planning Policy (Exempt & Complying Development Codes)
2008

Proposed State Environmental Planning Policy (Regional Infrastructure Contributions)

Proposed State Environmental Planning Policy (Transport and Infrastructure) 2021

Proposed State Environmental Planning Policy (Primary Production) 2021

Proposed State Environment Planning Policy (Building Sustainability Index: BASIX) 2004

Standard Instrument (Local Environmental Plans) Order 2006

2	ZONING AND LAND USE UNDER RELEVANT PLANNING INSTRUMENTS
----------	--

(a) Identity of the Zone

Lot 6 DP 801261

B6 ENTERPRISE CORRIDOR SEPP

(b) For each of the environmental planning instruments referred to in clause 1, please refer to the attached land use table to determine (i), (ii) and (iii) listed below:

- (i) development that may be carried out within the zone without the need for development consent,
- (ii) development which may not be carried out within the zone except with development consent and
- (iii) development which is prohibited within the zone.

(c) Whether additional permitted uses apply to the land

Additional Permitted Uses **do not** apply to this land.

(d) Development Standards applying to the land that fix minimum land dimensions for the erection of a dwelling-house

There are no development standards applying to the land that fix minimum land dimensions for the erection of a dwelling-house on the land. However there are minimum lot sizes applying to the subdivision of land, and in some zones the entitlement to erect a dwelling-house, or carry out other types of residential development, is linked to that minimum lot size.

(e) Land includes or comprises critical habitat

No

(f) Land is in a conservation area

No

(g) Item of environmental heritage is situated on the land

None

3	CONTRIBUTION PLANS
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Gosford City Council Section 94A Development Contributions Plan - Gosford City Centre

4	COMPLYING DEVELOPMENT
----------	------------------------------

Whether or not the land is land on which complying development can be carried out under each of the codes for complying development because of the provisions of clause 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 Development Codes) 2008*?

GENERAL HOUSING CODE

Complying Development under the General Housing Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

RURAL HOUSING CODE

Complying development under the Rural Housing Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

LOW RISE HOUSING DIVERSITY CODE

Complying Development under the Low Rise Housing Diversity Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

GREENFIELD HOUSING CODE

Greenfield Housing Code is **not** applicable to this land.

HOUSING ALTERATIONS CODE

Complying development under the Housing Alterations Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

GENERAL DEVELOPMENT CODE

Complying development under the General Development Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

COMMERCIAL AND INDUSTRIAL ALTERATIONS CODE

Complying development under the Commercial and Industrial Alterations Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

COMMERCIAL AND INDUSTRIAL (NEW BUILDINGS AND ADDITIONS) CODE

Complying development under the Commercial and Industrial (New Buildings and Additions) Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

CONTAINER RECYCLING FACILITIES CODE

Complying Development under the Container Recycling Facilities Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

SUBDIVISIONS CODE

Complying Development under the General Housing Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

DEMOLITION CODE

Complying development under the Demolition code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

FIRE SAFETY CODE

Complying development under the Fire Safety Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

5	EXEMPT DEVELOPMENT
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Whether or not the land is land on which exempt development may be carried out under each of the exempt development codes under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* because of that Policy, clause 1.16(1) (b1)–(d) or 1.16A.

GENERAL EXEMPT DEVELOPMENT CODE

Exempt development under the General Exempt Development Code applies to this land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

ADVERTISING AND SIGNAGE EXEMPT DEVELOPMENT CODE

Exempt development under the Advertising and Signage Exempt Development Code applies to this land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

TEMPORARY USES AND STRUCTURES EXEMPT DEVELOPMENT CODE

Exempt development under the Temporary Uses and Structures Exempt Development Code applies to this land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

6	AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS (<i>BUILDING PRODUCT SAFETY ACT 2017</i>)
----------	--

1(a) Is there any affected building notice of which the council is aware that is in force in respect of the land?

No

1(b) Is there any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with?

No

1(c) Is there any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding?

No

In this section—

affected building notice has the same meaning as in the *Building Products (Safety) Act 2017*, Part 4.

building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017*

7	LAND RESERVED FOR ACQUISITION
----------	--------------------------------------

The following environmental planning instruments and proposed environmental planning instruments make provisions for the acquisition of the land by a public authority as referred to in Section 3.15 of the Act:

Nil

8	ROAD WIDENING AND ROAD ALIGNMENT
----------	---

(a) DIVISION 2 OF PART 3 OF THE *ROADS ACT 1993*

The land is not affected by road realignment or road widening under the above.

(b) ENVIRONMENTAL PLANNING INSTRUMENT

The land is not affected by road widening or road re-alignment under the above.

(c) COUNCIL RESOLUTIONS

The land is not affected by road widening or road re-alignment under the above.

9	FLOOD RELATED DEVELOPMENT CONTROLS
----------	---

(1) The land or part of the land **is** within the flood planning area and **is** subject to flood related development controls.

(2) The land or part of the land **is** between the flood planning area and the probable maximum flood and **is** subject to flood related development controls.

(3) In this section—

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the Floodplain Development Manual (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

10	COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS
-----------	--

This land **is** affected by a policy adopted by the council or other public authority that restricts the development of the land because of the likelihood of risk restrictions. This land **is** affected because:

Acid sulfate class 5.

In this section—

adopted policy means a policy adopted—

- (a) by the council, or
- (b) by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council.

11	BUSH FIRE PRONE LAND
-----------	-----------------------------

The information currently available to Council indicates that **some** of the land is bushfire prone land (as defined in the Act).

12	LOOSE-FILL ASBESTOS INSULATION
-----------	---------------------------------------

This land does not include 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. That register lists residential premises that contain or have contained loose-fill asbestos insulation.

13	MINE SUBSIDENCE
-----------	------------------------

The land **IS NOT WITHIN** a Mine Subsidence District declared under section 20 of the *Coal Mine Subsidence Compensation Act 2017*.

14	PAPER SUBDIVISION INFORMATION
-----------	--------------------------------------

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

Nil

- (2) The date of any subdivision order that applies to this land.

Not applicable

Words and expressions used in this clause have the same meaning as they have in Part 10 of the *Environmental Planning and Assessment Regulation 2021* and Schedule 7 of the *Environmental Planning and Assessment Act 1979*.

15	PROPERTY VEGETATION PLANS
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Council **has not** been notified by Local Land Services – Greater Sydney that the land is subject to a property vegetation plan approved under Part 4 of the *Native Vegetation Act 2003*.

16	BIODIVERSITY STEWARDSHIP SITES
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Council **has not** been notified by the Director-General of the Department of Planning and Environment that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act, 2016.

Note: Biodiversity stewardship agreements include biobanking agreements under the *Threatened Species Conservation Act 1995*, Part 7A that are taken to be biodiversity stewardship agreements under the *Biodiversity Conservation Act 2016*, Part 5.

17	BIODIVERSITY CERTIFIED LAND
----	------------------------------------

The land **is not** biodiversity certified land within the meaning of Part 8 of the *Biodiversity Conservation Act, 2016*.

Note: Biodiversity certified land includes land certified under the *Threatened Species Conservation Act 1995*, Part 7AA that is taken to be certified under the *Biodiversity Conservation Act 2016*, Part 8.

18	ORDERS UNDER <i>TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006</i>
----	---

Council **has not** been notified of an Order issued under the *Trees (Disputes between Neighbours) Act 2006*.

NOTE: This advice is based on information provided by the Land and Environment Court

19	ANNUAL CHARGES UNDER <i>LOCAL GOVERNMENT ACT 1993</i> FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS
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The owner (or any previous owner) of the land has not 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.

In this section—

existing coastal protection works has the same meaning as in the *Local Government Act 1993*, section 553B.

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 1 January 2011.

20	WESTERN SYDNEY AEROTROPOLIS
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Not applicable to Central Coast Local Government Area

21	DEVELOPMENT CONSENT CONDITIONS FOR SENIORS HOUSING
----	---

Council **is not** aware of there being a current Site Compatibility Certificate (seniors housing) issued by the Director-General of the Department of Planning and Environment in respect of the land.

NOTE: This advice is based on information provided by the NSW Department of Planning and Environment.

22	SITE COMPATIBILITY CERTIFICATES AND DEVELOPMENT CONSENT CONDITIONS FOR AFFORDABLE RENTAL HOUSING
----	---

Council **is not** aware of there being a valid Site Compatibility Certificate (affordable rental housing) issued by the Director-General of the Department of Planning and Environment in respect of the land.

NOTE: This advice is based on information provided by the NSW Department of Planning and Environment.

NOTE

CONTAMINATED LAND MANAGEMENT ACT 1997
--

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

No

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

No

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

No

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

No

**ADVICE PROVIDED PURSUANT TO S.10.7(5) OF THE ENVIRONMENTAL
PLANNING AND ASSESSMENT ACT 1979**

NOTE: SECTION 10.7(6) OF THE ACT STATES THAT A COUNCIL SHALL NOT INCUR ANY LIABILITY IN RESPECT OF ANY ADVICE PROVIDED IN GOOD FAITH PURSUANT TO SUBSECTION (5).

- 23.1** The property is subject to Environmental Planning and Assessment (Special Infrastructure Contribution - Gosford City Centre) Determination 2018 made by the Minister for Planning, pursuant to section 7.23 of the Environmental Planning and Assessment Act 1979 on 12 October 2018 (enquiries to the Department of Planning Industry and Environment).

For any enquiries regarding this Certificate, please contact Council's Customer Contact Centre on 1300 463 954.

Karen Hansen
Signed on Behalf of Central Coast Council

LAND USE TABLE

Zone B6 Enterprise Corridor

State Environmental Planning Policy (Precincts—Regional) 2021 Gosford City Centre

1 Objectives of zone

- To promote businesses along main roads and to encourage a mix of compatible uses.
- To provide a range of employment uses (including business, office, retail and light industrial uses).
- To maintain the economic strength of centres by limiting retailing activity.
- To provide for residential uses, but only as part of a mixed use development.

2 Permitted without consent

Nil

3 Permitted with consent

Business premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Multi dwelling housing; Passenger transport facilities; Plant nurseries; Recreation facilities (indoor); Residential flat buildings; Roads; Shop top housing; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Highway service centres; Home-based child care; Home businesses; Home occupations (sex services); Industries; Information and education facilities; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Rural supplies; Service stations; Sewage treatment plants; Storage premises; Tourist and visitor accommodation; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems



Dye & Durham Property Pty Ltd - Melbourne
PO Box 447
SOUTHBANK VIC 3006

SECTION 10.7(2) AND (5) PLANNING CERTIFICATE

Under Section 10.7 of the Environmental Planning and Assessment Act, 1979

Fee paid:	\$156.00
Receipt No:	17832441
Receipt Date:	8 November 2022
Property Address:	11 Racecourse Road, WEST GOSFORD NSW 2250
Property Description:	Lot 71 DP 810836
Property Owner	Bhaajayu Pty Ltd and Verugu Pty Ltd and South Pty Ltd and Galbrock Pty Ltd
Certificate No:	55180
Reference No:	76943612:115269795:226506
Date of issue:	08-Nov-2022

The information contained within this certificate relates to the land.



Wyong Office: 2 Hely St / PO Box 20 Wyong NSW 2259

P 02 4306 7900 | E ask@centralcoast.nsw.gov.au | W centralcoast.nsw.gov.au | ABN 73 149 644 003

**ADVICE PROVIDED PURSUANT TO S.10.7(2) OF THE ENVIRONMENTAL
PLANNING AND ASSESSMENT ACT 1979**

1	NAMES OF RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS
----------	---

**(1) Environmental Planning Instruments and Development Control Plans which
apply to the land**

State Environmental Planning Policy (Precincts Regional) 2021 Pt 5.8 Gosford City Centre

Gosford City Centre Development Control Plan 2018

**ZONE B6 ENTERPRISE CORRIDOR UNDER STATE ENVIRONMENTAL PLANNING
POLICY (GOSFORD CITY CENTRE) 2018**

State Environment Planning Policy (Exempt and Complying Development Codes) 2008

State Environment Planning Policy (Building Sustainability Index: BASIX) 2004

State Environment Planning Policy No. 65 – Design Quality of Residential Apartment
Development

State Environment Planning Policy (Primary Production) 2021

State Environment Planning Policy (Transport and Infrastructure) 2021

State Environment Planning Policy (Biodiversity and Conservation) 2021

State Environment Planning Policy (Resilience and Hazards) 2021

State Environment Planning Policy (Industry and Employment) 2021

State Environment Planning Policy (Resources and Energy) 2021

State Environment Planning Policy (Planning Systems) 2021

State Environmental Planning Policy (Housing) 2021

**(2) Proposed Environmental Planning Instruments and Draft Development Control
Plans which will apply to the land and is or has been the subject of community
consultation or public exhibition**

Proposed State Environmental Planning Policy (Transport and Infrastructure) 2021

Proposed State Environment Planning Policy (Building Sustainability Index: BASIX) 2004

Standard Instrument (Local Environmental Plans) Order 2006

2	ZONING AND LAND USE UNDER RELEVANT PLANNING INSTRUMENTS
----------	--

(a) Identity of the Zone

Lot 71 DP 810836

B6 ENTERPRISE CORRIDOR SEPP

(b) For each of the environmental planning instruments referred to in clause 1, please refer to the attached land use table to determine (i), (ii) and (iii) listed below:

- (i) development that may be carried out within the zone without the need for development consent,
- (ii) development which may not be carried out within the zone except with development consent and
- (iii) development which is prohibited within the zone.

(c) Whether additional permitted uses apply to the land

Additional Permitted Uses **do not** apply to this land.

(d) Development Standards applying to the land that fix minimum land dimensions for the erection of a dwelling-house

There are no development standards applying to the land that fix minimum land dimensions for the erection of a dwelling-house on the land. However there are minimum lot sizes applying to the subdivision of land, and in some zones the entitlement to erect a dwelling-house, or carry out other types of residential development, is linked to that minimum lot size.

(e) Land includes or comprises critical habitat

No

(f) Land is in a conservation area

No

(g) Item of environmental heritage is situated on the land

None

3	CONTRIBUTION PLANS
----------	---------------------------

Gosford City Council Section 94A Development Contributions Plan - Gosford City Centre

4	COMPLYING DEVELOPMENT
----------	------------------------------

Whether or not the land is land on which complying development can be carried out under each of the codes for complying development because of the provisions of clause 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 Development Codes) 2008*?

GENERAL HOUSING CODE

Complying Development under the General Housing Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

RURAL HOUSING CODE

Complying development under the Rural Housing Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

LOW RISE HOUSING DIVERSITY CODE

Complying Development under the Low Rise Housing Diversity Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

GREENFIELD HOUSING CODE

Greenfield Housing Code **is not** applicable to this land.

HOUSING ALTERATIONS CODE

Complying development under the Housing Alterations Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

GENERAL DEVELOPMENT CODE

Complying development under the General Development Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

COMMERCIAL AND INDUSTRIAL ALTERATIONS CODE

Complying development under the Commercial and Industrial Alterations Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

COMMERCIAL AND INDUSTRIAL (NEW BUILDINGS AND ADDITIONS) CODE

Complying development under the Commercial and Industrial (New Buildings and Additions) Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

CONTAINER RECYCLING FACILITIES CODE

Complying Development under the Container Recycling Facilities Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

SUBDIVISIONS CODE

Complying Development under the General Housing Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

DEMOLITION CODE

Complying development under the Demolition code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

FIRE SAFETY CODE

Complying development under the Fire Safety Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

5	EXEMPT DEVELOPMENT
----------	---------------------------

Whether or not the land is land on which exempt development may be carried out under each of the exempt development codes under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* because of that Policy, clause 1.16(1) (b1)–(d) or 1.16A.

GENERAL EXEMPT DEVELOPMENT CODE

Exempt development under the General Exempt Development Code applies to this land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

ADVERTISING AND SIGNAGE EXEMPT DEVELOPMENT CODE

Exempt development under the Advertising and Signage Exempt Development Code applies to this land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

TEMPORARY USES AND STRUCTURES EXEMPT DEVELOPMENT CODE

Exempt development under the Temporary Uses and Structures Exempt Development Code applies to this land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

6	AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS (<i>BUILDING PRODUCT SAFETY ACT 2017</i>)
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1(a) Is there any affected building notice of which the council is aware that is in force in respect of the land?

No

1(b) Is there any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with?

No

1(c) Is there any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding?

No

In this section—

affected building notice has the same meaning as in the *Building Products (Safety) Act 2017*, Part 4.

building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017*

7	LAND RESERVED FOR ACQUISITION
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The following environmental planning instruments and proposed environmental planning instruments make provisions for the acquisition of the land by a public authority as referred to in Section 3.15 of the Act:

Nil

8	ROAD WIDENING AND ROAD ALIGNMENT
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(a) DIVISION 2 OF PART 3 OF THE *ROADS ACT 1993*

The land is not affected by road realignment or road widening under the above.

(b) ENVIRONMENTAL PLANNING INSTRUMENT

The land is not affected by road widening or road re-alignment under the above.

(c) COUNCIL RESOLUTIONS

The land is not affected by road widening or road re-alignment under the above.

9	FLOOD RELATED DEVELOPMENT CONTROLS
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(1) The land or part of the land **is** within the flood planning area and **is** subject to flood related development controls.

(2) The land or part of the land **is** between the flood planning area and the probable maximum flood and **is** subject to flood related development controls.

(3) In this section—

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the Floodplain Development Manual (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

10	COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS
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This land **is** affected by a policy adopted by the council or other public authority that restricts the development of the land because of the likelihood of risk restrictions. This land **is** affected because:

Acid sulfate class 5.

In this section—

adopted policy means a policy adopted—

- (a) by the council, or
- (b) by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council.

11	BUSH FIRE PRONE LAND
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The information currently available to Council indicates that **some** of the land is bushfire prone land (as defined in the Act).

12	LOOSE-FILL ASBESTOS INSULATION
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This land does not include 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. That register lists residential premises that contain or have contained loose-fill asbestos insulation.

13	MINE SUBSIDENCE
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The land **IS NOT WITHIN** a Mine Subsidence District declared under section 20 of the *Coal Mine Subsidence Compensation Act 2017*.

14	PAPER SUBDIVISION INFORMATION
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- (1) The name of any development plan adopted by a relevant authority that:
 - (a) applies to this land or
 - (b) that is proposed to be subject to a consent ballot.

Nil

- (2) The date of any subdivision order that applies to this land.

Not applicable

Words and expressions used in this clause have the same meaning as they have in Part 10 of the *Environmental Planning and Assessment Regulation 2021* and Schedule 7 of the *Environmental Planning and Assessment Act 1979*.

15	PROPERTY VEGETATION PLANS
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Council **has not** been notified by Local Land Services – Greater Sydney that the land is subject to a property vegetation plan approved under Part 4 of the *Native Vegetation Act 2003*.

16	BIODIVERSITY STEWARDSHIP SITES
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Council **has not** been notified by the Director-General of the Department of Planning and Environment that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act, 2016.

Note: Biodiversity stewardship agreements include biobanking agreements under the *Threatened Species Conservation Act 1995*, Part 7A that are taken to be biodiversity stewardship agreements under the *Biodiversity Conservation Act 2016*, Part 5.

17	BIODIVERSITY CERTIFIED LAND
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The land **is not** biodiversity certified land within the meaning of Part 8 of the *Biodiversity Conservation Act, 2016*.

Note: Biodiversity certified land includes land certified under the *Threatened Species Conservation Act 1995*, Part 7AA that is taken to be certified under the *Biodiversity Conservation Act 2016*, Part 8.

18	ORDERS UNDER <i>TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006</i>
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Council **has not** been notified of an Order issued under the Trees (Disputes between Neighbours) Act 2006.

NOTE: This advice is based on information provided by the Land and Environment Court

19	ANNUAL CHARGES UNDER <i>LOCAL GOVERNMENT ACT 1993</i> FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS
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The owner (or any previous owner) of the land has not 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.

In this section—

existing coastal protection works has the same meaning as in the *Local Government Act 1993*, section 553B.

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 1 January 2011.

20	WESTERN SYDNEY AEROTROPOLIS
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Not applicable to Central Coast Local Government Area

21	DEVELOPMENT CONSENT CONDITIONS FOR SENIORS HOUSING
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Council **is not** aware of there being a current Site Compatibility Certificate (seniors housing) issued by the Director-General of the Department of Planning and Environment in respect of the land.

NOTE: This advice is based on information provided by the NSW Department of Planning and Environment.

22	SITE COMPATIBILITY CERTIFICATES AND DEVELOPMENT CONSENT CONDITIONS FOR AFFORDABLE RENTAL HOUSING
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Council **is not** aware of there being a valid Site Compatibility Certificate (affordable rental housing) issued by the Director-General of the Department of Planning and Environment in respect of the land.

NOTE: This advice is based on information provided by the NSW Department of Planning and Environment.

NOTE

CONTAMINATED LAND MANAGEMENT ACT 1997
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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) The land to which the certificate relates is significantly contaminated land within the meaning of that Act - if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

No

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

No

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

No

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

No

**ADVICE PROVIDED PURSUANT TO S.10.7(5) OF THE ENVIRONMENTAL
PLANNING AND ASSESSMENT ACT 1979**

NOTE: SECTION 10.7(6) OF THE ACT STATES THAT A COUNCIL SHALL NOT INCUR ANY LIABILITY IN RESPECT OF ANY ADVICE PROVIDED IN GOOD FAITH PURSUANT TO SUBSECTION (5).

- 23.1** The property is subject to Environmental Planning and Assessment (Special Infrastructure Contribution - Gosford City Centre) Determination 2018 made by the Minister for Planning, pursuant to section 7.23 of the Environmental Planning and Assessment Act 1979 on 12 October 2018 (enquiries to the Department of Planning Industry and Environment).

For any enquiries regarding this Certificate, please contact Council's Customer Contact Centre on 1300 463 954.

Karen Hansen
Signed on Behalf of Central Coast Council

LAND USE TABLE

Zone B6 Enterprise Corridor

State Environmental Planning Policy (Precincts—Regional) 2021 Gosford City Centre

1 Objectives of zone

- To promote businesses along main roads and to encourage a mix of compatible uses.
- To provide a range of employment uses (including business, office, retail and light industrial uses).
- To maintain the economic strength of centres by limiting retailing activity.
- To provide for residential uses, but only as part of a mixed use development.

2 Permitted without consent

Nil

3 Permitted with consent

Business premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Multi dwelling housing; Passenger transport facilities; Plant nurseries; Recreation facilities (indoor); Residential flat buildings; Roads; Shop top housing; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Highway service centres; Home-based child care; Home businesses; Home occupations (sex services); Industries; Information and education facilities; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Rural supplies; Service stations; Sewage treatment plants; Storage premises; Tourist and visitor accommodation; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems