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<b>REFERENCE</b>	<b>CERT-2022/1150</b>
Issued	07-Jul-2022
Certificate Type	Section 10.7(2) & (5)
Your Reference	GEO03730 Fairy Meadow
Council Property Reference	393898

## PLANNING CERTIFICATE

**Issued Under Section 10.7 of the Environmental Planning and Assessment Act 1979**

### PROPERTY DETAILS

Legal Description	Lot 1 DP 1172135
Location	Innovation Campus 7 Squires Way NORTH WOLLONGONG NSW 2500

This certificate provides information on how a property (such as land and buildings) may be used and the limits on its development. The certificate contains information Council is aware of through its records and environmental plans, along with data supplied by the State Government.

## SECTION 10.7 (2) DETAILS

As at the date of this certificate, the following prescribed matters under section 10.7(2) of the Act relate to the abovementioned land:

### 1. NAMES OF RELEVANT PLANNING INSTRUMENTS & DEVELOPMENT CONTROL PLANS

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

Wollongong Local Environment Plan 2009

#### State Environmental Planning Policies

State Environmental Planning Policy (Planning Systems) 2021  
State Environmental Planning Policy (Biodiversity and Conservation) 2021  
State Environmental Planning Policy (Resilience and Hazards) 2021  
State Environmental Planning Policy (Transport and Infrastructure) 2021  
State Environmental Planning Policy (Industry and Employment) 2021  
State Environmental Planning Policy (Resources and Energy) 2021  
State Environmental Planning Policy (Primary Production) 2021  
State Environmental Planning Policy (Housing) 2021  
State Environmental Planning Policy (Precincts - Regional) 2021  
State Environmental Planning Policy (Exempt and Complying) 2008  
State Environmental Planning Policy (Building Sustainability Index BASIX ) 2004

**(2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not yet been approved)**

Draft State Environmental Planning Policy – (Design and Place) 2021  
Explanation of Intended Effect Employment Zones Reform Implementation

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

The Wollongong Development Control Plan 2009

**Note:** The Wollongong Development Control Plan 2009 should be consulted to ascertain its full effect on the land.

**(4) In this clause, proposed environmental planning instrument includes a planning proposal for a Local Environmental Plan or a draft environmental planning instrument.**

## **2. ZONING AND LAND USE UNDER RELEVANT LEPs**

### **Wollongong Local Environment Plan 2009**

**For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a State Environmental Planning Policy or proposed State Environmental Planning Policy) that includes the land in any zone (however described):**

**(a) the identity of the zone, whether by reference to a name (such as “Residential Zone” or “Heritage Area”) or by reference to a number (such as “Zone No 2(a)”)**

SP1 Special Activities (Innovation Campus)

**(b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent**

Building identification signs; Business identification signs.

**(c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent**

The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose; Advertising structures; Aquaculture, Centre-based child care facilities; Community facilities; Information and education facilities; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres.

Maps are available on the NSW Department of Planning website [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)

**(d) the purposes for which the instrument provides that development is prohibited within the zone**

Any development not specified in subclause (2) or (3).

**Note:** For subdivision consent requirements see Clause 2.6, of Wollongong Local Environmental Plan 2009.

Demolition of a building or work requires consent see Clause 2.7, of Wollongong Local Environmental Plan 2009.

Development below the mean high water mark requires consent see Clause 5.7, of Wollongong

Local Environmental Plan 2009.

**Note:** Wollongong Local Environmental Plan 2009 should be consulted to ascertain its full effect on the land.

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

See Clauses 4.1, 4.1AA, 4.1A, 4.1B, 4.2 and 4.2A of the Local Environmental Plan.

**(f) Whether the land includes or comprises critical habitat**

Nil

**(g) Whether the land is in a conservation area (however described**

Nil

**(h) Whether an item of environmental heritage (however described) is situated on the land**

Nil

## **2A. ZONING AND LAND USE UNDER STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGIONAL GROWTH CENTRES) 2006**

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

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

the particulars referred to in clause 2 (a) – (h) in relation to that land (with a reference to “the instrument” in any of those paragraphs being read as a reference to Part 3 of the 2006 SEPP, or the Precinct Plan or proposed Precinct Plan, as the case requires).

Not Applicable.

## **3. COMPLYING DEVELOPMENT**

- (1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1), (c3) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.**
- (2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.c**
- (3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.**

### **State Environmental Planning Policy (Exempt and Complying Development Codes) 2008**

(2) Complying development **may not be** carried out on the land to the extent that it is **wholly affected by Public Purpose** because of the provisions of clauses 1.17A, 1.18 or 1.19 of State Environmental Planning Policy (Exempt and Complying Codes) 2008

### **State Environmental Planning Policy (Exempt and Complying Development Codes) 2008**

(3) The land is identified on an **Acid Sulphate Soils Map as being Acid Class 1 or Acid Class 2 (or both)**. A restriction applies to the land, but may not apply to all of the land. Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

### State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

Subject to the terms of each code, and the zoning of the land, complying development may be carried out for the following codes to the extent that the land has no affectation.

- Part 2 Exempt Development
- Part 3A - Rural Housing Code (RU1, RU2, RU3, RU4, RU6, R5)
- Part 3B - Low Rise Housing Diversity Code (R1, R2, R3, RU5)
- Part 4 - Housing Alterations Code
- Part 4A - General Development Code
- Part 5 – Industrial and Business Alterations Code
- Part 5A – Industrial and Business Buildings Code
- Part 5B - Container Recycling Facilities Code
- Part 6 - Subdivisions Code
- Part 7 - Demolition Code
- Part 8 - Fire Safety Code

(2) Complying development **may not be** carried out on the land to the extent that it is **partially affected by Coastal Wetlands and a 100m Buffer Area** because of the provisions of clauses 1.17A, 1.18 or 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*

Housing Code (R1, R2, R3, R4, RU5)

Low Rise Housing Diversity Code (R1, R2, R3, RU5)

Rural Housing Code (RU1, RU2, RU3, RU4, RU6, R5)

Industrial and Business Alterations Code

### State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

Subject to the terms of each code, and the zoning of the land, complying development may be carried out for the following codes to the extent that the land has no affectation.

- Part 2 Exempt Development
- Part 3A - Rural Housing Code (RU1, RU2, RU3, RU4, RU6, R5)
- Part 3B - Low Rise Housing Diversity Code (R1, R2, R3, RU5)

- Part 4 - Housing Alterations Code
- Part 4A - General Development Code
- Part 5 – Industrial and Business Alterations Code
- Part 5A – Industrial and Business Buildings Code
- Part 5B - Container Recycling Facilities Code
- Part 6 - Subdivisions Code
- Part 7 - Demolition Code
- Part 8 - Fire Safety Code

(2) Complying development **may not be** carried out on the land to the extent that it is **partially affected by Coastal Wetlands** because of the provisions of clauses 1.16 or 1.16A of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*

Housing Code (R1, R2, R3, R4, RU5)

Low Rise Housing Diversity Code (R1, R2, R3, RU5)

Rural Housing Code (RU1, RU2, RU3, RU4, RU6, R5)

Industrial and Business Alterations Code

#### **4B. ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS**

In relation to a coastal council- whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act)

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

Not applicable

#### **5. MINE SUBSIDENCE**

**Whether or not the land is proclaimed to be a mine subsidence district within the meaning of the Coal Mine Subsidence Compensation Act 2017.**

The land is not proclaimed to be a mine subsidence district within the meaning of the Coal Mine Subsidence Compensation Act 2017.

#### **6. ROAD WIDENING AND ROAD REALIGNMENT**

**Whether or not the land is affected by any road widening or road realignment under:**

- (a) Division 2 of Part 3 of the Roads Act 1993 or
- (b) Any environmental planning instrument or
- (c) Any resolution of the council

Council has no record that the land is affected by any Road Widening or Road Realignment under:

- a. Division 2 of Part 3 of the *Roads Act 1993*, or
- b. any environmental planning instrument, or
- c. any resolution of the Council.

## **7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS**

**Whether or not the land is affected by a policy:**

- (a) adopted by the council, or
- (b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council, that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulfate soils or any other risk (other than flooding).

Council has adopted "Wollongong Development Control Plan 2009 – Chapter E12 Geotechnical Assessment".

Council has adopted Acid Sulfate Maps, Wollongong Local Environmental Plan 2009 – Clause 7.5 Acid Sulfate Soils.

Council has adopted "Wollongong Development Control Plan 2009 – Chapter E16 Bushfire Management". The Rural Fire Service has endorsed the Bush Fire Prone Land map.

Unhealthy Building Land Policy, adopted by the Environmental Protection Authority.

Council has adopted Wollongong City Council Coastal Zone Study (Cardno, Lawson, Treloar 2010).

## **7A. FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION**

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

### **Lot 1 DP 1172135**

It is unknown if the land or part of the land is within the flood planning area and thus subject to flood related controls. Please refer to Council's Wollongong LEP 2009 and Wollongong DCP 2009 – Chapters E13, NSW State Government's Floodplain Development Manual (2005) and any relevant Flood Studies or Floodplain Risk Management Studies and Plans. Further flood information relating to this land may be available by application under section 10.7(5) of the Environmental Planning & Assessment Act 1979.

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

### **Lot 1 DP 1172135**

It is unknown if the land or part of the land is between the flood planning area and probable maximum area and thus is subject to flood related controls. Please refer to Council's Wollongong LEP 2009 and Wollongong DCP 2009 – Chapters E13, NSW State Government's Floodplain Development Manual (2005) and any relevant Flood Studies or Floodplain Risk Management Studies and Plans. Further flood information relating to this land may be available by application under section 10.7(5) of the Environmental Planning & Assessment Act 1979.

**(3) In this clause -**

**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.

Further flood information relating to this parcel of land is available by application under section 10.7(5) of the Environmental Planning & Assessment Act 1979.

Please note that flood information may change due to Council's flood study and Floodplain Risk Management Study currently being reviewed. As part of the review, design parameters for these studies are changing, and therefore the flood levels, velocities and flood risks may vary from the current flood study.

## **8. LAND RESERVED FOR ACQUISITION**

**Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.**

Nil

## **9. CONTRIBUTION PLANS**

(1) The name of each contributions plan under the Act, Division 7.1 applying to the land, including draft contributions plans;

### **Contributions Plan**

#### **Wollongong City Wide Development Contributions Plan (2021)**

This plan levies contributions under Section 7.12 of the *Environmental Planning and Assessment Act 1979 (NSW)*. The contribution is calculated based on the proposed cost of carrying out development and the applicable percentage rate. Where applicable, the requirement to pay contributions will be included in any development consent or complying development certificate issued. Further information is available from Council's website.

### **Draft Contributions Plan**

The Draft Wollongong City-Wide Development Contributions Plan 2022 is on exhibition from Wednesday 22 June to Friday 22 July 2022. Further information is available on [www.our.wollongong.nsw.gov.au](http://www.our.wollongong.nsw.gov.au) or call Land Use Planning on 4227 7111.

(2) If the land is in a special contributions area under the Act, Division 7.1 the name of the area

Nil

## **9A. BIODIVERSITY CERTIFIED LAND**

**If the land biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016*, a statement to that effect.**

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

Nil

## **10. BIODIVERSITY STEWARDSHIP SITES**

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage).

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

Nil

## **10A. NATIVE VEGETATION CLEARING SET ASIDES**

If the land contains a set aside are under section 60ZC of the Local Land Services Act 2013, a statement to that effect (but only if the council has been notified of the existence of the set aside by Local Land Services or it is registered in the public register under that section).

Nil.

## **11. BUSH FIRE PRONE LAND**

If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land.

If none of the land is bush fire prone land, a statement to that effect.

The land is recorded in Council's records as bushfire prone land.

## **12. PROPERTY VEGETATION PLANS**

If the land is land to which a property vegetation plan approved under Part 4 of the Native Vegetation Act 2003 (and that continues in force), a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under the Act).

Council has not been notified that the land is affected by a Property Vegetation Plan issued under the Native Vegetation Act 2003.

## **13. ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006**

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

Council has not been notified of an order.

## **14. DIRECTIONS UNDER PART 3A**

If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project



or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect.

Nil

## **15. CONDITIONS FOR SENIORS HOUSING**

If State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies to the land, a statement setting out terms of a kind referred to in the Policy, clause 88(2) that have been imposed as a condition of development granted after 11 October 2007 in relation to the land.

Nil

## **16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE, SCHOOLS OR TAFE ESTABLISHMENTS**

A statement of whether there is a valid site compatibility certificate (infrastructure), or site compatibility certificate (schools or TAFE establishments) of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (a) the period for which the certificate is valid, and
- (b) that a copy may be obtained from the head office of the Department.

State Environmental Planning Policy (Transport and Infrastructure) 2021

Nil

## **17. SITE COMPATIBILITY CERTIFICATE AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING**

- (1) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
  - (a) the period for which the certificate is current, and
  - (b) that a copy may be obtained from the head office of the Department.
- (2) If State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1 or 5 applies to the land, a statement setting out terms of a kind referred to in the Policy, clause 21(1) or 40(12) that have been imposed as a condition of development consent in relation to the land.

State Environmental Planning Policy (Housing) 2021

Nil

## **18. PAPER SUBDIVISION INFORMATION**

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

Nil

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

Not applicable

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

## **19. SITE VERIFICATION CERTIFICATES**

**A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include:**

**(a) the matter certified by the certificate, and**

*Note: A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land-see Division 3 of Part 4AA of State Environmental Planning Policy (Resources and Energy 2021).*

**(b) the date on which the certificate ceases to be current (if any), and**

**(c) that a copy may be obtained from the head office of the Department.**

Nil

## **20. LOOSE-FILL ASBESTOS INSULATION REGISTER**

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

For register information contact [www.fairtrading.nsw.gov.au](http://www.fairtrading.nsw.gov.au)

Nil

## **21. AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS**

**(1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.**

**(2) A statement of:**

**(a) whether there is 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, and**

**(b) Whether 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.**

**(3) In this clause: affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017. building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.**

Affected building notice has the same meaning as Part 4 of the [Building Products \(Safety\) Act 2017 No 69](#)

Building product rectification order has the same meaning as in the [Building Products \(Safety\) Act 2017 No 69](#)

Nil.

## **CONTAMINATED LAND MANAGEMENT ACT 1997**

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

- (a) that the land to which the certificate relates is significantly contaminated 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,
- (b) that the land to which the certificate relates is subject to a management order within the meaning of the Act- if it is subject to such an order at the date when the certificate is issued,
- (c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act – if it is the subject of such an approved proposal at the date when the certificate is issued,
- (d) that 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,
- (e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of the Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate

Council has **not** been advised that:

- a. The land is significantly contaminated land within the meaning of the Contaminated Land Management Act 1997
- b. The land is subject to a management order within the meaning of the Contaminated Land Management Act 1997
- c. The land is subject to an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997
- d. The land is subject to an ongoing maintenance order within the meaning of the Contaminated Land Management Act 1997
- e. The land is the subject of a site audit statement within the meaning of the Contaminated Land Management Act 1997.

## **SECTION 10.7 (5) DETAILS**

As at the date of this certificate, the following additional information, provided in good faith pursuant to section 10.7 (5) of the Act, relate to the abovementioned land. Council has selected these matters as those most likely to be of concern but they do not comprise an exhaustive list of matters likely to affect the land.

When information pursuant to section 10.7 (5) is requested the Council is under no obligation to furnish any of the information supplied herein pursuant to that section. Council draws your attention to section 10.7 (6) which states that a council shall not incur any liability in respect of any advice provided in good faith pursuant to subsection (5). The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter referred to in this certificate.

## **RESOLUTION TO PREPARE PLANNING PROPOSAL**

Council on 17 July 2017 resolved to commence the preparation of a draft Planning Proposal to introduce Housing Affordability provisions or SEPP 70 Housing Affordability provisions into the Wollongong Local Environmental Plan 2009. The form of the provisions will be subject to a future report and subsequent community consultation.

## **PROPOSED DRAFT DEVELOPMENT CONTROL PLANS**

The following plans have been placed on exhibition pursuant to the provisions of section 3.43 of the Environmental Planning and Assessment Act 1979:

Draft Development Control Plan 2009 Review

The Wollongong Development Control Plan 2009 came into force on 3 March 2010. The following draft chapters are available for public exhibition.

D16 Draft Neighbourhood Plans for various lots – West Dapto Urban Release Area

C1 Advertising Signage and Structure

E23 Riparian Land Management

C3 Boarding Houses

D19 former Corrimal Coke Works

Neighbourhood Plan for Marshall Vale / Duck Creek

E12 Bush Fire Management

## **LAND STABILITY**

Council's land constraint/stability assessment maps do not show that the land is located in an area where landslip and/or subsidence have occurred, or where land instability is suspected. If you have any doubt as to whether the land is affected by landslip and/or subsidence the services of a suitably qualified engineer should be obtained.

**Note:** the advice provided by Council in respect of the stability of the land is based on information contained in Council's land constraint maps. The maps have been compiled from data received by Council and considered by Council to be reasonably reliable. Council does not warrant that its land constraint maps contain all information ever received by Council relating to the stability of the land.

## **FLOOD AND DRAINAGE**

### **1 Flood Affected - Classification of flood risk precinct under review**

From Council records, Council has determined that this property is located within a Flood Affected - Flood Risk Precinct Classification under Review precinct.

Council has recently undertaken a Review of its Flood Study for this area. The Study indicates that the property is affected by flooding or at risk of isolation in the event of a flood. The specific Flood Risk Precinct classification available from the Floodplain Risk Management Study and Plan is under review, however the outcomes from this review are not yet available. You may wish to engage a suitably qualified Civil Engineer, experienced in hydraulics and floodplain management, to determine the applicable Flood Risk Precinct classification for the property and to ascertain the likely effect, if any, on the land. Further information is available from Council.

**Note:** Advice given by Council relating to the likelihood of land being flooded or the nature or extent of such flooding is based on information contained in Council's flood maps. The maps are compiled from data received by Council and/or studies prepared by Council and considered by Council to be reasonably reliable. Council does not warrant that its flood maps contain all information ever received by Council relating to the likelihood of land being flooded or the nature or extent of any such flooding. Council has prepared a development control plan known as Wollongong Development Control Plan 2009 that provides details of flood related development controls that may be applicable.

### **2 Estimated Flood Levels**

Council is aware that it may hold estimated and/or historical flood levels in the vicinity of this property. In order to pursue this matter further, please complete a Flood Level Information Advice form or apply online which are both available on Council website or at Customer Service front counter of the Administration Building. A cost is involved for this service. Payment must be made prior to information being provided.

Please note that flood information may change due to Council's flood study and Floodplain Risk Management Study currently being reviewed. As part of the review, design parameters for these studies are changing, and therefore the flood levels, velocities and flood risks may vary from the current flood study.

## **ACID SULFATE SOILS**

Acid Sulfate Soils Class 5 has been mapped on this land, refer to Clause 7.5 of Wollongong Local Environmental Plan 2009.

Acid Sulfate Soils Class 1 has been mapped on this land, refer to Clause 7.5 of Wollongong Local Environmental Plan 2009.

Acid Sulfate Soils Class 4 has been mapped on this land, refer to Clause 7.5 of Wollongong Local Environmental Plan 2009.

Acid Sulfate Soils Class 3 has been mapped on this land, refer to Clause 7.5 of Wollongong Local Environmental Plan 2009

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## **CONTAMINATED LAND**

No advice provided.

## **STATE SIGNIFICANT DEVELOPMENT**

Nil

## **BUILDING LINES**

Wollongong Development Control Plan 2009 details the setbacks applicable to the land.

## **OTHER HERITAGE MATTERS KNOWN TO COUNCIL**

### **Aboriginal Heritage**

All development within the Wollongong Local Government Area is subject to the Aboriginal Heritage requirements of the National Parks and Wildlife Act 1974. To determine if your property is affected by an Aboriginal Site, it is recommended that an Aboriginal Heritage Information Management System (AHIMS) search be undertaken by contacting the AHIMS Administrator on (02) 9995 5000. Further detail on Council's Aboriginal Heritage requirements for Development is contained within Chapter E10 of the Wollongong Development Control Plan 2009.

## **DEVELOPMENT HISTORY**

Application may be made for a Building Certificate under section 10.7B of Environmental Planning and Assessment Act 1979 if written certification of existing buildings on the land is required.

The history of development consent approval applicable to the land may be obtained by consulting the Development Consent Register. Enquiries concerning the register may be made at Council's Customer Service Centre, 41 Burelli Street Wollongong during office hours.

## **LOOSE-FILL ASBESTOS**

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

Contact NSW Fair Trading for further information.

## **OTHER INFORMATION**

### **Illawarra Shoalhaven Regional Plan**

The Department of Planning, Industry and Environment released the Illawarra Shoalhaven Regional Plan 2041 and Special Infrastructure Contribution.

### **Flood Evacuation**

A flood evacuation report exists for this land (File DA-2004/1904).

The land is within State Environment Planning Policy (Coastal Management) 2018 – Coastal Wetlands.

The land is within State Environment Planning Policy (Coastal Management) 2018 – Coastal Wetlands buffer area.

### **NSW Cladding Register**

The NSW Cladding Registration Portal has included Buildings 230, 231, 232, 233, 234 and 236 of the property on the register.

Inclusion on the Cladding Registration Portal is initiated by an owner or authorised representative of the owner of the property.

The inclusion of the property on the Cladding Registration Portal does not guarantee that the property is affected by cladding or the subject of any legal restriction.

Council only periodically checks the Cladding Registration Portal, and so this information may not be current. Further enquiries can be directed to the landowner or, where applicable, the relevant strata manager for the property.

### **Bushfire**

In accordance with State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 Clause 1.19A any complying development (except under the Housing Alteration Code) may only be carried out on the lot if the development will not be carried out on any part of the lot that in the bush fire attack level-40 (BAL- 40) or the flame zone (BAL-FZ). In addition, for development specified for the Rural Housing Code any associated access way to the development must be on land that is not in the BAL- 40 or BAL-FZ or grassland.

### **UCI Road World Championships**

The world's best cyclists will be heading to Wollongong this year for the UCI Road World Championships. The Championships will take place between 18-25 September 2022 and will be the largest event ever held in Wollongong. We're preparing to welcome the world to Wollongong with over 1000 athletes and 300 000 spectators expected across eight days of racing and supporting events.

The Championships are one of the top five sporting events in the world, and like the Olympics, require extensive planning and operational support to be delivered safely for participants, spectators and the local community. The highly coordinated event will take place on local streets.

To meet safety standards, roads along the route will be temporarily closed while the races are in progress and there will be no parking on the course during road closures. The Local Organising Committee,

Wollongong 2022, and Wollongong City Council are working closely NSW Government agencies, traffic management experts and emergency services to minimise the impact and ensure that locals can enjoy the event with minimal disruption.

At different times throughout the event, access may be limited to residences, businesses and construction sites along and nearby the route. If you're likely to be undertaking a renovation or construction this September, please be mindful of the impact that parking restrictions, limited access and road closures may have on your project timeframes.

The organising committee, Wollongong2022, will provide opportunities to find out more about the event and ask questions in the lead up to September as part of their Community Readiness program.

If you would like more information, you can find answers to some frequently asked questions and details on the route and race timetable at [www.wollongong2022.com.au](http://www.wollongong2022.com.au).

## GENERAL INFORMATION

The following general information is brought to the attention of land owners.

### 1. Tree Management Policy

The Wollongong Tree Management Policy allows proper assessment to be made of the environmental importance and viability of trees before they are pruned, removed or damaged in any way. This Policy prohibits the ringbarking, cutting down, topping, lopping, removing, injuring or destruction of any tree except with the prior written consent of Council.

The Tree Management Policy applies to any tree that:

- Is 3 metres or more in height,
- Has a trunk diameter of 200mm or more at a height of 1 metre from the ground, or
- Has a branch spread of 3 metres or more

Please note that:

- A dead/dying tree is subject to the Tree Management Policy
- Pruning of major structural or anchor roots is also subject to the Tree Management Policy

Some trees may be exempt and do not require a permit to prune or remove them. Following is a list of the exempt tree species:

Common Name	Botanical Name
African fern pine, Yellowwood	<i>Afrocarpus falcatus</i> (Syn. <i>Nageia falcatus</i> )
African Olive	<i>Olea europaea</i> subsp. <i>cuspidata</i>
Alder	<i>Alnus</i> species
Black Locust	<i>Robinia pseudoacacia</i>
Box Elder	<i>Acer negundo</i>
Camphor Laurel	<i>Cinnamomum camphora</i>
Canary Island Date Palm	<i>Phoenix canariensis</i>

Common Name	Botanical Name
China Doll	<i>Radermachera sinica</i>
Chinese Tallow	<i>Triadica sebifera</i> [ <i>Sapium sebiferum</i> ]
Cocos or Queen Palm	<i>Syagrus romanzoffiana</i>
Common Hackberry	<i>Celtis occidentalis</i>
Coral Tree	<i>Erythrina x sykesii</i>
Cotoneaster	<i>Cotoneaster</i> species
Domestic Fruit Trees	
Golden Cypress Pine	<i>Cuppressus macrocarpa</i> 'Brunniana'
Goldenrain Tree	<i>Koelreutaria paniculata</i>
Honey Locust	<i>Gleditsia triacanthos</i>
Kaffir Plum	<i>Harpephyllum caffrum</i>
Liquidambar	<i>Liquidambar</i> species
Norfolk Island Hibiscus/Itchy Pod Tree	<i>Lagunaria patersonii</i>
Oleander	<i>Nerium oleander</i>
Peppercorn, Pepper Tree	<i>Schinus areira</i>
Poplar	<i>Populus</i> species
Privet	<i>Ligustrum</i> species
Radiata Pine	<i>Pinus radiata</i>
Rubber Tree	<i>Ficus elastica</i>
Silky Oak	<i>Grevillea robusta</i>
Umbrella Tree	<i>Schefflera actinophylla</i>
Willow	<i>Salix</i> species

For the full list of other exemptions please refer to the Tree Management Policy document available via Council's website.

Any person acting on a permit issued under this Policy must comply with all conditions of that permit.

Any person who contravenes, or causes or permits the contravention of this Policy is guilty of an offence under the Environmental Planning and Assessment Act 1979.

Development Consents may contain restrictions relating to trees.

Further information regarding Council's Tree Management Policy including how to lodge an application can be made by contacting Council's Customer Service on telephone 4227 7111. Alternatively



information can be obtained from Council's website via the following link <http://www.wollongong.nsw.gov.au/services/household/trees/Pages/Lodgeatmp.aspx>.

## **2. Termite Management for Buildings**

Australian Standards 3660.1-2000 (New Buildings) AS 3660.2-2000 (Existing Buildings) Termite Management, recommends that buildings be inspected and be maintained in order to achieve termite management of buildings. Licensed Pest Control Contractors should be contacted to achieve necessary termite control.

## **3. Lead Paint and Building Renovations**

Your attention is drawn to the hazards associated with lead-based paints during building renovation. Suitable precautions should be taken when removing flaking paint or sanding painted surfaces suspected to have been treated with lead-based paint to prevent contamination of the immediate environment and associated health risk from lead dust.

AS 4361 – Part 2 – Guide to Lead Paint Management – Residential and Commercial.

## **4. Sewage Management Systems**

Where a property has on-site sewage management system (this includes septic tanks, disposal trenches, aerated waste water treatment systems, composting toilets and pump out systems) the new owner must obtain an "Approval to Operate" from Council within 3 months of land ownership being transferred or otherwise conveyed.

## **5. Asbestos**

Exposure to asbestos is a serious health hazard. In Australia, asbestos was gradually phased out of building materials in the 1980s and the supply and installation of asbestos containing goods has been prohibited since 31 December 2003. However, asbestos legacy materials still exist in many homes, buildings and other assets and infrastructure.

Council on the 27 October 2014 adopted an Asbestos policy which states Council's commitment to and responsibilities for safely managing asbestos, and provides information for Council and the local community on safely managing asbestos. The policy can be viewed on Council's website: [www.wollongong.nsw.gov.au](http://www.wollongong.nsw.gov.au).

## **6. Loose-Fill Asbestos Insulation**

Some residential homes located in NSW have been identified as containing loose-fill asbestos insulation, for example in the roof space. NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.

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

Contact NSW Fair Trading for further information.

## **7. Building Product Use Ban**

On 10 August 2018, the Commissioner of Fair Trading, Department of Finance, Services and Innovation issued, by way of a notice, a Building Product Use Ban under Section 9(1) of the Building Products (Safety) Act 2017. This notice prohibited the use of Aluminium Composite Panels (ACPs) with a core of greater 30 percent Polyethylene (PE) by mass ("the building product") in any external cladding, external wall, external insulation, faced or rendered finish in certain classes of buildings under the National Construction Code and subject to certain exceptions. The ban commenced operation on Wednesday 15 August 2018.

You should undertake your own inquiries as to whether any of the Panels referenced in the Building Product Use Ban have been utilised in the building.

This document is authorised by:

**LIS Information Officer - Section 10.7 Planning Certificates**  
Wollongong City Council  
Telephone (02) 42277111