

PLANNING CERTIFICATE UNDER SECTION 10.7
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979
Certificate No: 2023/01171

Applicant: _planning Pty Ltd
33/129 Spit Road
Mosman
2088

Receipt No.: Ext: 156345
Date: 22/03/2023
Fee: \$156
Urgency Fee: \$0.00

Applicant reference: Helipad

The land to which this Certificate relates is:

Lot 1 DP 860791, 92 Albatross Rd, SOUTH NOWRA
Parish of NOWRA, County of ST. VINCENT

The above information is as recorded by Council.

DISCLAIMER AND CAUTION:

1. The information on zones, controls etc given below relates to the land for which the certificate was sought. If enquirers wish to know what zones, other controls, etc apply or are proposed on nearby land then they should make enquiries in person at Council's offices.
2. The information contained in this certificate is accurate as at the date of this certificate.
3. In providing this certificate Council has in good faith relied upon information provided to it or sourced from third parties. Where Council has obtained the information from third parties, either exclusively or in conjunction with information held by Council, the Certificate details the source of that third party information. Council cautions persons against relying upon information in the Certificate sourced from third parties as to its accuracy, applicability to specific lands and its currency without verification from the specified third party and, where appropriate, professional advice and the adoption of prudent land acquisition measures and appropriate professional advice. To the full extent permitted by law Council disclaims liability with respect to any information in this Certificate sourced from third parties.

The information contained in this certificate is prepared in accordance with the Environmental Planning and Assessment Act 1979 (as amended) and the Environmental Planning Assessment Regulation 2021 (as amended).

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This is a Planning Certificate issued by Shoalhaven City Council under Section 10.7(2) of the *Environmental Planning and Assessment Act 1979* on the application of the person described above in respect of the land described above.

1 Names of relevant planning instruments and development control plans

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

State Environmental Planning Policies

State Environmental Planning Policy (Resilience and Hazards) 2021
State Environmental Planning Policy (Biodiversity and Conservation) 2021
State Environmental Planning Policy (Industry and Employment) 2021
State Environmental Planning Policy (Precincts - Regional) 2021
State Environmental Planning Policy (Transport and Infrastructure) 2021
State Environmental Planning Policy (Resources and Energy) 2021
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy (Planning Systems) 2021
State Environmental Planning Policy (Primary Production) 2021
State Environmental Planning Policy (Housing) 2021
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development

Local Environmental Plans

Shoalhaven Local Environmental Plan 2014 (as amended)

Development Control Plans

Shoalhaven Development Control Plan 2014 (as amended)

Note: a copy of Shoalhaven Development Control Plan 2014 is available on the internet at www.dcp2014.shoalhaven.nsw.gov.au or can be inspected at Council's Nowra office during normal business hours.

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- (2) The name of each proposed environmental planning instrument and draft development control plan, which is or has been subject to community consultation or public exhibition under the Act, that will apply to the carrying out of development on the land.

Proposed State Environmental Planning Policies and other Environmental Planning Instruments

Explanation of Intended Effect - Proposed amendments to the in-fill affordable housing, group homes, supportive accommodation and social housing provisions of the State Environmental Planning Policy (Housing) 2021 - exhibition 22/11/2022 to 13/01/2023.

Explanation of Intended Effect - Special Flood Considerations Clause - exhibition 17/01/2023 to 14/02/2023.

Explanation of Intended Effect - Amendment to Infrastructure SEPP - Changes to protect fuel pipelines - exhibition 13/04/2022 to 18/05/2022.

Explanation of Intended Effect - Review of clause 4.6 of the Standard Instrument LEP - exhibition 31/03/2021 to 12/05/2021.

Planning Proposals for Local Environmental Plans

PLANNING PROPOSAL - PP048 TO AMEND SHOALHAVEN LOCAL ENVIRONMENTAL PLAN 2014 - MOSS VALE ROAD NORTH URBAN RELEASE AREA (URA) - PUBLIC EXHIBITION 18 MAY 2022 TO 1 JULY 2022 (55387E) (MIN21.447)

The Planning Proposal (PP) seeks to amend the Shoalhaven Local Environmental Plan 2014 (LEP) to meet the changing housing needs of the wider Nowra-Bomaderry community and facilitate development of the Moss Vale Road North URA. The proposed changes include (not exclusively) modifications to existing zones, heights and minimum lot sizes, as well as the application of Clause 4.1H of the LEP in identified locations close to the retail centre, open space, and main roads to permit subdivision into 300-499m² lots.

PLANNING PROPOSAL - PP058 TO AMEND SHOALHAVEN LOCAL ENVIRONMENTAL PLAN 2014 - 2022 INSTRUMENT HOUSEKEEPING - PUBLIC EXHIBITION 8 MARCH 2023 TO 7 APRIL 2023 (64164E) (MIN22.602)

The Planning Proposal (PP) seeks to amend a number of clauses and maps in Shoalhaven LEP 2014 in order to correct identified anomalies or inconsistencies within the LEP and improve the Plan's operation. These anomalies or inconsistencies have arisen since the Plan's commencement in 2014 and have been identified through staff feedback, development assessment processes, the registration of new land titles, landowner requests and as resolved by Council.

Note: In this section - **proposed environmental planning instrument** means a draft environmental planning instrument and includes a planning proposal for a local environmental plan.

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Draft Development Control Plans

SHOALHAVEN DEVELOPMENT CONTROL PLAN 2014 - DRAFT AMENDMENT NO 24 - SUBDIVISION AMENDMENT (DCP2014.24) - PUBLIC EXHIBITION 16 NOVEMBER 2022 to 16 DECEMBER 2022 (58238E) (MIN22.806)

The draft Subdivision Amendment to Shoalhaven DCP 2014 (the DCP) proposes to improve the function of subdivision development controls and address policy gaps/operational issues or matters that need clarification that have been identified since the DCP originally became effective on 22 October 2014. The proposed draft Subdivision Amendment includes the repeal of existing Chapter G11: Subdivision of Land, proposed new Chapter G11: Subdivision and proposed amendments to the DCP Introduction and Dictionary. The proposed new Chapter G11 applies to the subdivision of land and buildings, across the three main types of subdivision possible in NSW: Torrens subdivision, community title subdivision and strata subdivision.

SHOALHAVEN DEVELOPMENT CONTROL PLAN 2014 - DRAFT AMENDMENT NO 52 - 45 DEGREE RULE EXEMPTION AMENDMENT - PUBLIC EXHIBITION 6 FEBRUARY 2023 to 31 MARCH 2023 (49987E) (MIN22.790)

The draft Amendment proposes a refinement of the existing 45 Degree Rule exemption in Chapter G4: Tree & Vegetation Management of Shoalhaven Development Control Plan (DCP) 2014 for a 12 month trial period, to address a range of concerns raised overtime by the community and industry. The draft Amendment also includes minor administrative changes to reflect adjustments that have been made to legislation and policy since the last amendment to Chapter G4. Chapter G4 applies to all land within the Shoalhaven Local Government Area, except for land zoned rural (RU1-RU4).

2 Zoning and land use under relevant planning instruments

For Shoalhaven Local Environmental Plan 2014 (as amended)

a. The identity of the zone in which the land is included under Shoalhaven Local Environmental Plan 2014:

Zone SP2 Infrastructure

b. The purposes for which development in the zone

i. may be carried out without development consent:

Nil

ii. may not be carried out except with development consent:

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

iii. is prohibited:

Any development not specified in item i or ii.

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- c. Additional permitted uses **DO NOT** apply to the land
- d. Development standards applying to the land under Shoalhaven Local Environmental Plan 2014 **DO NOT** fix minimum land dimensions for the erection of a dwelling-house on the land.
- e. The land **IS NOT** in an area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016*.
- f. The land **IS NOT** in a conservation area (however described) under Shoalhaven Local Environmental Plan 2014.

Note: this item relates to "heritage conservation areas" as defined in the LEP.

- g. An item of environmental heritage (however described) under Shoalhaven Local Environmental Plan 2014 **IS NOT** located on the land.

Note: "environmental heritage" relates to matters/items of cultural heritage, for example, items listed on the State Register, items specifically listed in the LEP or matters subject to an "interim heritage order" under the *Heritage Act 1977*.

Other provisions under Shoalhaven Local Environmental Plan 2014 may also apply to the development of this land. You can view the Shoalhaven Local Environmental Plan 2014 at the website www.legislation.nsw.gov.au or at Council's offices.

3 Contributions plans

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

Shoalhaven Contributions Plan 2019 (as amended)

- 2) The land **IS NOT** in a special contributions area under the Act, Division 7.1

4 Complying development

Qualifying Statement on Council Data Affecting this Item

Shoalhaven City Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, however specific land restrictions may not apply to all of the land. The information included in this Planning Certificate is provided in accordance with the Environmental Planning & Assessment Regulation 2021 (as amended). It is strongly suggested that you review the State Environmental Planning Policy (Exempt and Complying Developments Codes) 2008 and supporting information before proceeding with the lodgement of a Complying Development Certificate application to either Council or a private certifier. The NSW Department of Planning, Industry and Environment has provided a series of information sheets on its website

<http://www.planning.nsw.gov.au/exemptandcomplying>

Note: There are other provisions in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 that must be complied with in order for development on the land to be complying development. Refer to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 to identify if a Code applies to your land.

Whether the extent to which the land is land on which complying development may be carried out under the following codes for complying development of State Environmental Planning Policy (Exempt Complying Development Codes) 2008 is restricted by the following 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:

Housing Code, Rural Housing Code, Agritourism and Farm Stay Accommodation Code and Greenfield Housing Code: **IS NOT RESTRICTED**

Housing Alterations Code and General Development Code: **IS NOT RESTRICTED**

Industrial and Business Buildings Code: **IS NOT RESTRICTED**

Low Rise Housing Diversity Code: **IS NOT RESTRICTED**

The complying development codes **ARE NOT** varied, under that Policy, clause 1.12, in relation to the land.

5 Exempt Development

Qualifying Statement on Council Data Affecting this Item

Shoalhaven City Council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, however specific land restrictions may not apply to all of the land. The information included in this Planning Certificate is provided in accordance with the Environmental Planning & Assessment Regulation 2021 (as amended). It is strongly suggested that you review the State Environmental Planning Policy (Exempt and Complying Developments Codes) 2008 and supporting information before proceeding with exempt development. The NSW Department of Planning and Environment has provided a series of information sheets on its website

<http://www.planning.nsw.gov.au/exemptandcomplying>

Note: There are other provisions in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 that must be complied with in order for development on the land to be exempt development. Refer to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 to identify if a Code applies to your land.

Whether the extent to which 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 is restricted by the following provisions of that Policy, clause 1.16(1)(b1)–(d) or 1.16A of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008:

General Exempt Development Code, Advertising and Signage Exempt Development Code and Temporary Uses and Structures Exempt Development Code: **IS NOT RESTRICTED**

The exempt development codes **ARE NOT** varied, under that Policy, clause 1.12, in relation to the land.

6 Affected building notices and building product rectification orders

a) Council **IS NOT** aware that an affected building notice is in force in relation to the land.

b) Council **IS NOT** aware that a building product rectification order is in force in relation to the land that has not been fully complied with.

c) Council **IS NOT** aware that a notice of intention to make a building product rectification order given in relation to the land is outstanding.

Note: 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 land **IS NOT** reserved for acquisition by an authority of the State, as referred to in section 3.15 of the Act under any environmental planning instrument, or proposed environmental planning instrument referred to in Section 1.

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8 Road widening and road realignment

a) The land **IS NOT** affected by any road widening or road realignment under the *Roads Act 1993*, Part 3, Division 2.

b) The land **IS NOT** affected by road widening or road realignment under an environmental planning instrument.

c) The land **IS NOT** affected by any road widening or road realignment under a resolution of Council.

Note: Information in item 8 relates only to proposed plans by the Council for the widening of a public road that would affect the land and have been submitted to the Minister by the Council and any road widening orders affecting the land that the Council has caused to be published in the NSW Government Gazette under section 25 of the *Roads Act 1993*. Other authorities e.g. Transport for NSW, may have proposals not set out herein.

9 Flood related development controls

(1) Council's adopted flood information **DOES NOT** identify the land or part of the land as being within the flood planning area and subject to flood related development controls. Note that not all areas within the Shoalhaven LGA are covered by an adopted flood investigation.

(2) Council's adopted flood information **DOES NOT** identify the land or part of the land as being between the flood planning area and the probable maximum flood and subject to flood related development controls. Note that not all areas within the Shoalhaven LGA are covered by an adopted flood investigation.

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.

Note: In relation to sub clause (1) and (2) above, if the land or part of the land is within 40 metres of a creek; or is within 10 metres of a major drainage system, local overland flow path or drainage easement; or has a history of flooding then a flood assessment report may need to be submitted with any development application under the requirements of the Shoalhaven Development Control Plan 2014. The flood assessment report is to identify whether or not the land or part of the land is flood prone and determine, if flood prone, the probable maximum flood extent and the flood planning level.

For further information or to request a flood certificate, please contact Council's Coast and Floodplains Unit.

10 Council and other public authority policies on hazard risk restrictions

The land **IS** affected by the following adopted policy or policies that restrict the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or any other risk (other than flooding).

Shoalhaven Development Control Plan 2014

Shoalhaven City Council - Contaminated Land Policy

Shoalhaven Coastal Zone Management Plan 2018

Planning for Bush Fire Protection 2019

Note: The policies above apply across the City. If certain specific hazards are known to apply to the land, those hazards may be noted below .

Note: 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 land **IS** bushfire prone land, either in whole or in part (as designated by the Commissioner of the NSW Rural Fire Service under the Act, section 10.3).

12 Loose-fill asbestos insulation

The land **DOES NOT** include any residential premises (within the meaning of the *Home Building Act 1989*, Part 8, Division 1A) that are listed on the Register kept under that Division.

13 Mine subsidence

The land **IS NOT** declared to be a mine subsidence district within the meaning of the *Coal Mine Subsidence Compensation Act 2017*.

14 Paper subdivision information

1) The land **IS NOT** affected by a development plan adopted by a relevant authority that applies to the land or is proposed to be subject to a ballot.

2) The land **IS NOT** affected by a subdivision order.

Note: Words and expressions used in this section have the same meaning as in the Regulation, Part 10 and the Act, Schedule 7.

15 Property vegetation plans

The Council **HAS NOT** been notified that the land is land to which a property vegetation plan is approved and in force under the *Native Vegetation Act 2003*, Part 4.

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16 Biobanking stewardship sites

The Council **HAS NOT** been notified by the Biodiversity Conservation Trust that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under the *Biodiversity Conservation Act 2016*, Part 5.

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 under the *Biodiversity Conservation Act 2016*, Part 8.

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*, Part 8.

18 Orders under Trees (Disputes Between Neighbours) Act 2006

The Council **HAS NOT** been notified that 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.

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** given written consent to the land being subject to annual charges under the *Local Government Act 1993*, section 496B, for coastal protection services that relate to existing coastal protection works.

Note: 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

State Environmental Planning Policy (Precincts – Western Parkland City) 2021 **DOES NOT** apply to this land.

21 Development consent conditions for seniors housing

The Council **IS NOT** aware of any terms of a kind referred to in clause 88(2) of State Environmental Planning Policy (Housing) 2021 that have been imposed as a condition of development consent granted after 11 October 2007 in relation to the land.

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22 **Site compatibility certificates and development consent conditions for affordable rental housing**

(1) The Council **IS NOT** aware of a current site compatibility certificate under State Environmental Planning Policy (Housing) 2021, or a former site compatibility certificate, in relation to proposed development on the land.

(2) The Council **IS NOT** aware of any conditions of development consent in relation to the land that are of a kind referred to in State Environmental Planning Policy (Housing) 2021, section 21(1) or 40(1).

(3) The Council **IS NOT** aware of any conditions of a development consent in relation to the land that are of a kind referred to in State Environmental Planning Policy (Affordable Rental Housing) 2009, clause 17(1) or 38(1).

Note: in this section -

former site compatibility certificate means a site compatibility certificate issued under State Environmental Planning Policy (Affordable Rental Housing) 2009.

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 Council **HAS NOT** been informed by the Environment Protection Authority that the land is significantly contaminated land within the meaning of the *Contaminated Land Management Act 1997*.

b) The Council **HAS NOT** been informed by the Environment Protection Authority that the land is subject to a management order within the meaning of the *Contaminated Land Management Act 1997*.

c) The Council **HAS NOT** been informed by the Environment Protection Authority that the land is subject of an approved voluntary management proposal within the meaning of the *Contaminated Land Management Act 1997*.

d) The Council **HAS NOT** been informed by the Environment Protection Authority that the land is subject of an ongoing maintenance order within the meaning of the *Contaminated Land Management Act 1997*.

e) The land **IS NOT** the subject of a site audit statement within the meaning of the *Contaminated Land Management Act 1997* that has been provided to the Council.

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Information under Section 10.7(5)

As at the date of this certificate, the abovementioned land is also affected as follows:

(NOTE: SECTION 10.7(6) STATES THAT A COUNCIL SHALL NOT INCUR ANY LIABILITY IN RESPECT OF ANY ADVICE PROVIDED IN GOOD FAITH PURSUANT TO SECTION 10.7(5))

Matters Affecting This Land

HMAS ALBATROSS MILITARY AIRCRAFT OPERATING AREA

Advice to Council on 3 November 2006 confirms information previously provided by The Department of Defence, that the subject land is within HMAS Albatross Military Aircraft Operating Area. Specific heights can be obtained by contacting HMAS Albatross at Nowra.

HMAS ALBATROSS MILITARY AIRCRAFT OPERATING AREA - AIRFIELD CIRCUIT AREA

The Department of Defence advised Council on 3 November 2006 that this land is within HMAS Albatross Military Aircraft Operating Area. Specifically, the subject land is within an area known as HMAS Albatross Airfield Circuit Area and information provided to Council advises:

"HMAS Albatross Airfield Circuit Area"

Military Airfield Operating Heights - Surface to 2000ft, 5 nautical miles diameter

Flying operations for military aircraft and military approved civil aircraft for departures, arrivals and circuit training. Parachuting operations to a drop zone adjacent to south of the airfield. The airfield can be open 24 hours per day, although normally operates from 8.00am to 5.00pm weekdays. Night flying is determined by the operational requirements of the squadrons based at Albatross. This is generally 1 to 2 nights per week, however occasionally during periods of high fleet activity, this can increase to several consecutive nights and can occur at all hours.

Further information is available by contacting HMAS Albatross at Nowra.

NOWRA BOMADERRY STRUCTURE PLAN

This property is located in the area covered by the Nowra Bomaderry Structure Plan (NBSP). The NBSP was adopted by Council in 2006 and endorsed by State Government in 2008. The NBSP is not a legal document but rather one that provides strategic direction and guidance. The NBSP provides the planning framework for growth, development opportunities and conservation measures in the Nowra Bomaderry area for the next 20 years. It identifies potential areas for new living areas and industrial expansion as well as a future western bypass and the preferred road network required to support long-term growth. Landowners and prospective buyers are encouraged to view the Adopted and Endorsed Strategic Direction and Structure Plan Map.

Further information can be found on Council's website [Shoalhaven City Council Planning Register](#) or by contacting Council's City Future on (02) 4429 5377.

Matters Affecting Land In Various Localities

DEFENCE AVIATION AREAS - STRUCTURE HIGHER THAN 90M

The Department of Defence has informed Council that the Defence Aviation Areas (DAA) to limit height of buildings/structures within approximately 15km of the Naval Air Station, Nowra were gazetted on March 26, 2018. This land is in an area where the consent of the Dept of Defence is required for any structure higher than 90m. Contact Land Planning and Regulations Estate Planning Branch, Department of Defence, BP26-1-A053, PO Box 7925, Canberra BC ACT 2610.

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Matters Affecting The Whole Of The City

ACID SULFATE SOILS - Large areas of the coastal zone of NSW have the potential to be affected by acid sulfate soils which become problematic if exposed during excavations or similar activities. The Dept of Land & Water Conservation have maps which indicate the potential occurrence of acid sulfate soils. Prior to undertaking work which involves substantial soil disturbance, you should ascertain the possibility of acid sulfate soils existing on your property. Enquiries to NSW Department of Planning and Environment.

INTERIM POLICY - DEVELOPMENT ADJOINING NARROW LANEWAYS

Council resolved on 6 November 2018 to adopt an interim policy position regarding development adjoining narrow laneways. The Interim Policy provides direction regarding access, servicing, design and use of narrow laneways as a primary frontage. Contact Council's - Strategic Planning for further information. (MIN18.891) (57914E)

EMPLOYMENT ZONES REFORM AMENDING SEPP

On 26 April 2023, Business and Industrial zones will be replaced by Employment zones within standard instrument local environmental plans. The Department of Planning and Environment exhibited in May 2022 details of how each Local Environmental Plan that includes a Business or Industrial zone will be amended to include Employment zones. The exhibition detail can be viewed on the [Planning Portal](#).

POLICY - PROVISION OF WATER AND SEWERAGE INFRASTRUCTURE - DEVELOPMENT NOT INCLUDED IN DEVELOPMENT SERVICING PLANS

This Policy shall apply to all lands which have not been included in water supply and/or sewerage services development servicing plans.

POLICY - COMPANION ANIMALS (IMPACTS ON NATIVE FAUNA) - CONDITIONS OF DEVELOPMENT CONSENT

Council resolved on 21 February 2017, in order to protect populations of native fauna, including threatened species, from impacts associated with the keeping of domestic cats and dogs within certain development, that appropriate restrictions on title or conditions of consent for the management of companion animals may be applied in sensitive environmental locations (23139E) (MIN17.95)

INFORMATION REGARDING LOOSE-FILLED 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, Council 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.

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INFORMATION REGARDING FOSSICKING DISTRICT 68.

Pursuant to section 369A of the Mining Act 1992, the NSW Department of Planning and Environment have declared all land within the Shoalhaven City Council Local Government Area to be a Fossicking District (Fossicking District 68). Contact the NSW Department of Planning and Environment for further information.

Former Land Use Identification

Property may be effected by residual effects of fire retardant chemicals in soil. Refer to Council's - City Development. (PCL451)

for the CHIEF EXECUTIVE OFFICER