

Eurobodalla Shire Council

10.7 Planning Certificate



SECTION 10.7 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 2021

Page 1 of 5

Applicant: Infotrack
ecertificates@infotrack.com.au

Certificate No:	PL1658/24
Receipt No:	D001025657
Date of Issue:	28 February 2024
Reference:	BGXDL-JP - 131941959
Land ID:	9282

Property Description: 77 Murray Street MORUYA NSW 2537
Lot 1 DP 501837

Section A: Advice provided in accordance with Section 10.7(2).

1. Names of relevant planning instruments and development control plans:

The following LEPs, Zones and Draft Plans apply to the land subject of this Certificate:

Eurobodalla Local Environmental Plan 2012

SEPP's that apply on a Shire wide basis:

State Environmental Planning Policy (Housing) 2021
State Environmental Planning Policy (Primary Production) 2021
State Environmental Planning Policy (Resources and Energy) 2021
State Environmental Planning Policy (Resilience and Hazards) 2021
State Environmental Planning Policy (Industry and Employment) 2021
State Environmental Planning Policy (Transport and Infrastructure) 2021
State Environmental Planning Policy (Biodiversity and Conservation) 2021
State Environmental Planning Policy (Planning Systems) 2021
State Environmental Planning Policy No.1 - Development Standards
State Environmental Planning Policy No.32 - Urban Consolidation (Redevelopment of Urban Land)
State Environmental Planning Policy No.65 - Design Quality of Residential Flat Development
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
State Environmental Planning Policy (Major Development) 2005
State Environmental Planning Policy (Rural Lands) 2008
Draft State Environmental Planning Policy (Design and Place) 2021

SEPPs that apply specifically to this land:

State Environmental Planning Policy (Biodiversity and Conservation) 2021 Chapter 2 (Vegetation in Non-Rural Areas) applies to all or part of the land.

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

- Housing Code
- Rural Housing Code
- Low Rise Housing Diversity Code
- Greenfield Housing Code
- Inland Code
- Housing Alterations Code
- General Development code
- Commercial and Industrial Alterations code
- Commercial and Industrial (New Buildings and Additions Code)
- Container Recycling Facilities Code
- Subdivisions Code
- Demolition Code
- Fire Safety Code

The above Codes may apply subject to the development meeting the specific standards and land

requirements identified in the Codes. Further information about how these Codes apply to the subject land can be found in Section 5 of this Certificate.

The following DCPs apply to the land subject of this Certificate:

Residential Zones DCP

2. Zoning and land use under relevant planning instruments

(a) Zone

(b) Purpose for which development in the zone -

- (i) may be carried out without development consent, and
- (ii) may not be carried out except with development consent, and
- (iii) is prohibited,

Eurobodalla Local Environmental Plan 2012 - **R2 Low Density Residential**

Current version for 18 August 2023

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To encourage residential development that is consistent with the character of the neighbourhood.

2 Permitted without consent

Environmental protection works; Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Emergency services facilities; Environmental facilities; Exhibition homes; Exhibition villages; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Hostels; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Seniors housing; Sewerage systems; Shop top housing; Tank-based aquaculture; Water supply systems

4 Prohibited

Any development not specified in item 2 or 3

(c) Whether any additional permitted uses apply to the land

No additional permitted uses identified.

(d) Minimum Land Dimensions

There is no development standard applying to the land to fix minimum land dimensions for the erection of a dwelling house.

(e) Outstanding Biodiversity value

Council has received no advice that the land includes or comprises critical habitat.

(f) Conservation Area

The land is not within a Conservation Area.

(g) Heritage Listing

An item of environmental heritage is not situated on the land

3. Contribution Plans

The following Contribution plans apply to the land:

(For further information please make separate enquires with Council)

- 1) Development Servicing Plans 2020 – Water Supply and Sewerage
- 2) Eurobodalla Section 7.12 Contributions Plan 2022
- 3) Planning Agreements Policy 2006
- 4) Local Infrastructure Contributions Plan 2022

4. and 5. Complying Development and Exempt Development

Complying Development may be carried out on the land (or part of the land) under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

6. Affected building notices and building product rectification orders

Council is not aware of any affected building notices or building product rectification orders known in respect of this land.

7. Land Reserved for Acquisition

There is no provision within the Eurobodalla Local Environmental Plans for the acquisition of the land by a public authority.

8. Road Widening and Road Realignment

The land is not affected by a road widening or realignment under Division 2 of Part 3 of the Roads Act 1993, or any Environmental Planning Instrument or by any Resolution of the Council.

9. Flood Related Development Controls Information

Council considers that the land subject of this certificate is not subject to flood related development controls. It is recommended that the purchaser make their own enquiries in regard to flooding.

10. Council and Other Public Authority Policies on Hazard Risk Restrictions

Council has no adopted policy and has received no advice from any other public authority of any policy which imposes any hazard risk restrictions on the development of the land, because of the likelihood of acid sulfate soils or any other risk (other than flooding/tidal inundation or bushfire).

Council has received no advice that the land is subject to any matter under the Contaminated Land Management Act 1997.

11. Bushfire Prone Land

The land is not bushfire prone land.

12. Loose-Fill Asbestos Insulation

Council has received no advice that the land is identified on the Loose-Fill Asbestos Insulation Register.

13. Mine Subsidence

The land has not been proclaimed a mine subsidence district within the meaning of the Coal Mine Subsidence Compensation Act 2017.

14. Paper subdivision information

Council has received no advice that a Paper Subdivision Development Plan or Subdivision Order applies to this land.

15. Property Vegetation Plans

Council has received no advice that a Property Vegetation Plan under the Native Vegetation Act 2003 applies to the land.

16. Biodiversity Stewardship Sites

Council has received no advice that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016. Biodiversity stewardship agreements include biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995.

17. Biodiversity Certified Land

Council has received no advice that the land is Biodiversity Certified land under Part 8 of the Biodiversity Conservation Act 2016. Biodiversity certified land includes land certified under Part 7AA of the Threatened Species Conservation Act 1995.

18. Orders under Trees (Disputes Between Neighbours) Act 2006

Council has received no advice that the land is subject to an order.

19. Annual Charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

No annual charges for coastal protection services that relate to the land apply.

20. Western Sydney Aerotropolis

Not applicable to the land subject of this Certificate.

21. Development consent conditions for seniors housing

Council has received no advice that a Development Consent has been issued under the State Environmental Planning Policy (Housing) 2021. Applicants should make their own enquiries as to the conditions of any existing Development Consents applying to this land.

22. Site compatibility certificates and conditions for affordable rental housing

Council has received no advice that a site compatibility certificate OR conditions for affordable rental housing have been imposed to a Development Application in respect of the land under clause 17(1) or 38(1) of State Environment Planning Policy (Affordable Rental Housing) 2009

Section B: Additional information provided under Section 10.7(5) of the Act.

This land upon development or subdivision, which requires the consent of Council, may become liable for contributions under the Development Servicing Plans for Water and/or Sewerage.

Council has received no advice that a Conservation Agreement under Division 3 of Part 5 of the Biodiversity Conservation Act 2016 applies to the land. This includes agreements entered into under section 68B of the National Parks and Wildlife Act 1974.

This land is not identified on the vegetation and biodiversity corridors map in the Local Strategic Planning Statement.

Council has received no advice that the land contains a set aside area under section 60ZC of the Local Land Services Act 2013.

Loose-Fill Asbestos - Advisory Note

Some residential homes located in the Eurobodalla Shire Council 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 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 137 788.

Description of any development consent concerning the land granted since 2000. Please note: not all historic records are available electronically and may not be displayed below. Conditions may apply to the consent or it may have lapsed. Purchasers should enquire further if they need to establish the status of approvals for this land.

CDC9005/23	Demolition of existing single storey residential house, sheds, concrete paths, internal fencing, and shrubs within the lost boundary. Including any asbestos materials.	Approved	27/10/2022
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Please Note:

This Council has made no inspection of the property for the purpose of this certificate.

Purchasers should satisfy themselves that there are no breaches of the Environmental Planning and Assessment Act 2021 in respect to the use or development of the property.

ADDITIONAL POLICIES AND OR CODES THAT MAY APPLY TO THE LAND

Eurobodalla Advertisement and Notification Code

Eurobodalla Footpath Trading Code
Eurobodalla Landscaping Code
Eurobodalla Parking and Access Code
Eurobodalla Safer by Design Code
Eurobodalla Signage Code
Eurobodalla Site Waste Minimisation and Management Code
Eurobodalla Soil and Water Management Code
Eurobodalla Tree Preservation Code
Design guidelines for rainwater tanks where an existing reticulated water supply exists
Moruya Floodplain Code
Interim Coastal Hazard Adaptation Code

Further information on these policies & strategies visit Council's website www.esc.nsw.gov.au or phone 4474 1000.

The National Parks and Wildlife Act 1974 provides protection to Aboriginal heritage objects and places on all land within New South Wales. Certain land within the Eurobodalla Shire may contain Aboriginal heritage that may have significance to the Aboriginal community. It may be advisable for potential purchasers of land to undertake appropriate searches to determine whether Aboriginal heritage objects or places have been previously recorded on that land.

Heritage NSW maintains a database of all previously recorded Aboriginal heritage objects and places called the Aboriginal Heritage Information Management System (AHIMS). You can check whether there are any previously recorded Aboriginal heritage object and places by contacting the AHIMS Registrar at Heritage NSW on (02) 98738500 or by email heritagemailbox@environment.nsw.gov.au.

If you require further information on this certificate please contact Council's
Duty Development Team on 4474 1231

Disclaimer: Information supplied to support this documentation may have been derived from various third parties which is neither endorsed, supported or checked for accuracy or completeness by Eurobodalla Shire Council. The applicant should verify any reliance on information supplied by third parties. Eurobodalla Shire Council accepts no responsibility for any loss, damage, cost or expense incurred or arising by reason of any person using or relying on the third party information

Eurobodalla Shire Council

10.7 Planning Certificate



SECTION 10.7 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 2021

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Applicant: Infotrack
ecertificates@infotrack.com.au

Certificate No:	PL1659/24
Receipt No:	D001025654
Date of Issue:	28 February 2024
Reference:	BGXD-LJP - 131942061
Land ID:	9281

Property Description: 75 Murray Street MORUYA NSW 2537
Lot 2 DP 501837

Section A: Advice provided in accordance with Section 10.7(2).

1. Names of relevant planning instruments and development control plans:

The following LEPs, Zones and Draft Plans apply to the land subject of this Certificate:

Eurobodalla Local Environmental Plan 2012

SEPP's that apply on a Shire wide basis:

State Environmental Planning Policy (Housing) 2021
State Environmental Planning Policy (Primary Production) 2021
State Environmental Planning Policy (Resources and Energy) 2021
State Environmental Planning Policy (Resilience and Hazards) 2021
State Environmental Planning Policy (Industry and Employment) 2021
State Environmental Planning Policy (Transport and Infrastructure) 2021
State Environmental Planning Policy (Biodiversity and Conservation) 2021
State Environmental Planning Policy (Planning Systems) 2021
State Environmental Planning Policy No.1 - Development Standards
State Environmental Planning Policy No.32 - Urban Consolidation (Redevelopment of Urban Land)
State Environmental Planning Policy No.65 - Design Quality of Residential Flat Development
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
State Environmental Planning Policy (Major Development) 2005
State Environmental Planning Policy (Rural Lands) 2008
Draft State Environmental Planning Policy (Design and Place) 2021

SEPPs that apply specifically to this land:

State Environmental Planning Policy (Biodiversity and Conservation) 2021 Chapter 2 (Vegetation in Non-Rural Areas) applies to all or part of the land.

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

- Housing Code
- Rural Housing Code
- Low Rise Housing Diversity Code
- Greenfield Housing Code
- Inland Code
- Housing Alterations Code
- General Development code
- Commercial and Industrial Alterations code
- Commercial and Industrial (New Buildings and Additions Code)
- Container Recycling Facilities Code
- Subdivisions Code
- Demolition Code
- Fire Safety Code

The above Codes may apply subject to the development meeting the specific standards and land

requirements identified in the Codes. Further information about how these Codes apply to the subject land can be found in Section 5 of this Certificate.

The following DCPs apply to the land subject of this Certificate:

Residential Zones DCP

2. Zoning and land use under relevant planning instruments

(a) Zone

(b) Purpose for which development in the zone -

- (i) may be carried out without development consent, and
- (ii) may not be carried out except with development consent, and
- (iii) is prohibited,

Eurobodalla Local Environmental Plan 2012 - **R2 Low Density Residential**

Current version for 18 August 2023

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To encourage residential development that is consistent with the character of the neighbourhood.

2 Permitted without consent

Environmental protection works; Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Emergency services facilities; Environmental facilities; Exhibition homes; Exhibition villages; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Hostels; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Seniors housing; Sewerage systems; Shop top housing; Tank-based aquaculture; Water supply systems

4 Prohibited

Any development not specified in item 2 or 3

(c) Whether any additional permitted uses apply to the land

No additional permitted uses identified.

(d) Minimum Land Dimensions

There is no development standard applying to the land to fix minimum land dimensions for the erection of a dwelling house.

(e) Outstanding Biodiversity value

Council has received no advice that the land includes or comprises critical habitat.

(f) Conservation Area

The land is not within a Conservation Area.

(g) Heritage Listing

An item of environmental heritage is not situated on the land

3. Contribution Plans

The following Contribution plans apply to the land:

(For further information please make separate enquires with Council)

- 1) Development Servicing Plans 2020 – Water Supply and Sewerage
- 2) Eurobodalla Section 7.12 Contributions Plan 2022
- 3) Planning Agreements Policy 2006
- 4) Local Infrastructure Contributions Plan 2022

4. and 5. Complying Development and Exempt Development

Complying Development may be carried out on the land (or part of the land) under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

6. Affected building notices and building product rectification orders

Council is not aware of any affected building notices or building product rectification orders known in respect of this land.

7. Land Reserved for Acquisition

There is no provision within the Eurobodalla Local Environmental Plans for the acquisition of the land by a public authority.

8. Road Widening and Road Realignment

The land is not affected by a road widening or realignment under Division 2 of Part 3 of the Roads Act 1993, or any Environmental Planning Instrument or by any Resolution of the Council.

9. Flood Related Development Controls Information

Council considers that the land subject of this certificate is not subject to flood related development controls. It is recommended that the purchaser make their own enquiries in regard to flooding.

10. Council and Other Public Authority Policies on Hazard Risk Restrictions

Council has no adopted policy and has received no advice from any other public authority of any policy which imposes any hazard risk restrictions on the development of the land, because of the likelihood of acid sulfate soils or any other risk (other than flooding/tidal inundation or bushfire).

Council has received no advice that the land is subject to any matter under the Contaminated Land Management Act 1997.

11. Bushfire Prone Land

The land is not bushfire prone land.

12. Loose-Fill Asbestos Insulation

Council has received no advice that the land is identified on the Loose-Fill Asbestos Insulation Register.

13. Mine Subsidence

The land has not been proclaimed a mine subsidence district within the meaning of the Coal Mine Subsidence Compensation Act 2017.

14. Paper subdivision information

Council has received no advice that a Paper Subdivision Development Plan or Subdivision Order applies to this land.

15. Property Vegetation Plans

Council has received no advice that a Property Vegetation Plan under the Native Vegetation Act 2003 applies to the land.

16. Biodiversity Stewardship Sites

Council has received no advice that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016. Biodiversity stewardship agreements include biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995.

17. Biodiversity Certified Land

Council has received no advice that the land is Biodiversity Certified land under Part 8 of the Biodiversity Conservation Act 2016. Biodiversity certified land includes land certified under Part 7AA of the Threatened Species Conservation Act 1995.

18. Orders under Trees (Disputes Between Neighbours) Act 2006

Council has received no advice that the land is subject to an order.

19. Annual Charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

No annual charges for coastal protection services that relate to the land apply.

20. Western Sydney Aerotropolis

Not applicable to the land subject of this Certificate.

21. Development consent conditions for seniors housing

Council has received no advice that a Development Consent has been issued under the State Environmental Planning Policy (Housing) 2021. Applicants should make their own enquiries as to the conditions of any existing Development Consents applying to this land.

22. Site compatibility certificates and conditions for affordable rental housing

Council has received no advice that a site compatibility certificate OR conditions for affordable rental housing have been imposed to a Development Application in respect of the land under clause 17(1) or 38(1) of State Environment Planning Policy (Affordable Rental Housing) 2009

Section B: Additional information provided under Section 10.7(5) of the Act.

This land upon development or subdivision, which requires the consent of Council, may become liable for contributions under the Development Servicing Plans for Water and/or Sewerage.

Council has received no advice that a Conservation Agreement under Division 3 of Part 5 of the Biodiversity Conservation Act 2016 applies to the land. This includes agreements entered into under section 68B of the National Parks and Wildlife Act 1974.

This land is not identified on the vegetation and biodiversity corridors map in the Local Strategic Planning Statement.

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Loose-Fill Asbestos - Advisory Note

Some residential homes located in the Eurobodalla Shire Council 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.

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Contact NSW Fair Trading for further information 137 788.

Description of any development consent concerning the land granted since 2000. Please note: not all historic records are available electronically and may not be displayed below. Conditions may apply to the consent or it may have lapsed. Purchasers should enquire further if they need to establish the status of approvals for this land.

CDC9004/23	Demolition of existing single storey residential house, sheds, concrete paths, internal fencing, and shrubs within the lost boundary. Including any asbestos materials.	Approved	27/10/2022
DA404/18	Installation of swimming pool	Approved	20/03/2018

Please Note:

This Council has made no inspection of the property for the purpose of this certificate.

Purchasers should satisfy themselves that there are no breaches of the Environmental Planning and Assessment Act 2021 in respect to the use or development of the property.

ADDITIONAL POLICIES AND OR CODES THAT MAY APPLY TO THE LAND

Eurobodalla Advertisement and Notification Code
Eurobodalla Footpath Trading Code
Eurobodalla Landscaping Code
Eurobodalla Parking and Access Code
Eurobodalla Safer by Design Code
Eurobodalla Signage Code
Eurobodalla Site Waste Minimisation and Management Code
Eurobodalla Soil and Water Management Code
Eurobodalla Tree Preservation Code
Design guidelines for rainwater tanks where an existing reticulated water supply exists
Moruya Floodplain Code
Interim Coastal Hazard Adaptation Code

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Eurobodalla Shire Council

10.7 Planning Certificate



SECTION 10.7 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 2021

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Applicant: Infotrack
ecertificates@infotrack.com.au

Certificate No:	PL1660/24
Receipt No:	D001025642
Date of Issue:	28 February 2024
Reference:	BGXD-LJP - 131942289
Land ID:	9665

Property Description: 10 Lagoon Street MORUYA NSW 2537
Lot 12 DP 552854

Section A: Advice provided in accordance with Section 10.7(2).

1. Names of relevant planning instruments and development control plans:

The following LEPs, Zones and Draft Plans apply to the land subject of this Certificate:

Eurobodalla Local Environmental Plan 2012

SEPP's that apply on a Shire wide basis:

State Environmental Planning Policy (Housing) 2021
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State Environmental Planning Policy (Biodiversity and Conservation) 2021
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State Environmental Planning Policy (Major Development) 2005
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- Commercial and Industrial (New Buildings and Additions Code)
- Container Recycling Facilities Code
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- Demolition Code
- Fire Safety Code

The above Codes may apply subject to the development meeting the specific standards and land

requirements identified in the Codes. Further information about how these Codes apply to the subject land can be found in Section 5 of this Certificate.

The following DCPs apply to the land subject of this Certificate:

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(a) Zone

(b) Purpose for which development in the zone -

- (i) may be carried out without development consent, and**
- (ii) may not be carried out except with development consent, and**
- (iii) is prohibited,**

Eurobodalla Local Environmental Plan 2012 - **R2 Low Density Residential**

Current version for 18 August 2023

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To encourage residential development that is consistent with the character of the neighbourhood.

2 Permitted without consent

Environmental protection works; Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Emergency services facilities; Environmental facilities; Exhibition homes; Exhibition villages; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Hostels; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Seniors housing; Sewerage systems; Shop top housing; Tank-based aquaculture; Water supply systems

4 Prohibited

Any development not specified in item 2 or 3

(c) Whether any additional permitted uses apply to the land

No additional permitted uses identified.

(d) Minimum Land Dimensions

There is no development standard applying to the land to fix minimum land dimensions for the erection of a dwelling house.

(e) Outstanding Biodiversity value

Council has received no advice that the land includes or comprises critical habitat.

(f) Conservation Area

The land is not within a Conservation Area.

(g) Heritage Listing

An item of environmental heritage is not situated on the land

3. Contribution Plans

The following Contribution plans apply to the land:

(For further information please make separate enquires with Council)

- 1) Development Servicing Plans 2020 – Water Supply and Sewerage
- 2) Eurobodalla Section 7.12 Contributions Plan 2022
- 3) Planning Agreements Policy 2006
- 4) Local Infrastructure Contributions Plan 2022

4. and 5. Complying Development and Exempt Development

Complying Development may be carried out on the land (or part of the land) under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

6. Affected building notices and building product rectification orders

Council is not aware of any affected building notices or building product rectification orders known in respect of this land.

7. Land Reserved for Acquisition

There is no provision within the Eurobodalla Local Environmental Plans for the acquisition of the land by a public authority.

8. Road Widening and Road Realignment

The land is not affected by a road widening or realignment under Division 2 of Part 3 of the Roads Act 1993, or any Environmental Planning Instrument or by any Resolution of the Council.

9. Flood Related Development Controls Information

Council considers that the land subject of this certificate is not subject to flood related development controls. It is recommended that the purchaser make their own enquiries in regard to flooding.

10. Council and Other Public Authority Policies on Hazard Risk Restrictions

Council has no adopted policy and has received no advice from any other public authority of any policy which imposes any hazard risk restrictions on the development of the land, because of the likelihood of acid sulfate soils or any other risk (other than flooding/tidal inundation or bushfire).

Council has received no advice that the land is subject to any matter under the Contaminated Land Management Act 1997.

11. Bushfire Prone Land

The land is not bushfire prone land.

12. Loose-Fill Asbestos Insulation

Council has received no advice that the land is identified on the Loose-Fill Asbestos Insulation Register.

13. Mine Subsidence

The land has not been proclaimed a mine subsidence district within the meaning of the Coal Mine Subsidence Compensation Act 2017.

14. Paper subdivision information

Council has received no advice that a Paper Subdivision Development Plan or Subdivision Order applies to this land.

15. Property Vegetation Plans

Council has received no advice that a Property Vegetation Plan under the Native Vegetation Act 2003 applies to the land.

16. Biodiversity Stewardship Sites

Council has received no advice that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016. Biodiversity stewardship agreements include biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995.

17. Biodiversity Certified Land

Council has received no advice that the land is Biodiversity Certified land under Part 8 of the Biodiversity Conservation Act 2016. Biodiversity certified land includes land certified under Part 7AA of the Threatened Species Conservation Act 1995.

18. Orders under Trees (Disputes Between Neighbours) Act 2006

Council has received no advice that the land is subject to an order.

19. Annual Charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

No annual charges for coastal protection services that relate to the land apply.

20. Western Sydney Aerotropolis

Not applicable to the land subject of this Certificate.

21. Development consent conditions for seniors housing

Council has received no advice that a Development Consent has been issued under the State Environmental Planning Policy (Housing) 2021. Applicants should make their own enquiries as to the conditions of any existing Development Consents applying to this land.

22. Site compatibility certificates and conditions for affordable rental housing

Council has received no advice that a site compatibility certificate OR conditions for affordable rental housing have been imposed to a Development Application in respect of the land under clause 17(1) or 38(1) of State Environment Planning Policy (Affordable Rental Housing) 2009

Section B: Additional information provided under Section 10.7(5) of the Act.

This land upon development or subdivision, which requires the consent of Council, may become liable for contributions under the Development Servicing Plans for Water and/or Sewerage.

Council has received no advice that a Conservation Agreement under Division 3 of Part 5 of the Biodiversity Conservation Act 2016 applies to the land. This includes agreements entered into under section 68B of the National Parks and Wildlife Act 1974.

This land is not identified on the vegetation and biodiversity corridors map in the Local Strategic Planning Statement.

Council has received no advice that the land contains a set aside area under section 60ZC of the Local Land Services Act 2013.

Loose-Fill Asbestos - Advisory Note

Some residential homes located in the Eurobodalla Shire Council 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 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 137 788.

Description of any development consent concerning the land granted since 2000. Please note: not all historic records are available electronically and may not be displayed below. Conditions may apply to the consent or it may have lapsed. Purchasers should enquire further if they need to establish the status of approvals for this land.

Please Note:

This Council has made no inspection of the property for the purpose of this certificate.

Purchasers should satisfy themselves that there are no breaches of the Environmental Planning and Assessment Act 2021 in respect to the use or development of the property.

ADDITIONAL POLICIES AND OR CODES THAT MAY APPLY TO THE LAND

Eurobodalla Advertisement and Notification Code

Eurobodalla Footpath Trading Code

Eurobodalla Landscaping Code

Eurobodalla Parking and Access Code
Eurobodalla Safer by Design Code
Eurobodalla Signage Code
Eurobodalla Site Waste Minimisation and Management Code
Eurobodalla Soil and Water Management Code
Eurobodalla Tree Preservation Code
Design guidelines for rainwater tanks where an existing reticulated water supply exists
Moruya Floodplain Code
Interim Coastal Hazard Adaptation Code

Further information on these policies & strategies visit Council's website www.esc.nsw.gov.au or phone 4474 1000.

The National Parks and Wildlife Act 1974 provides protection to Aboriginal heritage objects and places on all land within New South Wales. Certain land within the Eurobodalla Shire may contain Aboriginal heritage that may have significance to the Aboriginal community. It may be advisable for potential purchasers of land to undertake appropriate searches to determine whether Aboriginal heritage objects or places have been previously recorded on that land.

Heritage NSW maintains a database of all previously recorded Aboriginal heritage objects and places called the Aboriginal Heritage Information Management System (AHIMS). You can check whether there are any previously recorded Aboriginal heritage object and places by contacting the AHIMS Registrar at Heritage NSW on (02) 98738500 or by email heritagemailbox@environment.nsw.gov.au.

If you require further information on this certificate please contact Council's
Duty Development Team on 4474 1231

Disclaimer: Information supplied to support this documentation may have been derived from various third parties which is neither endorsed, supported or checked for accuracy or completeness by Eurobodalla Shire Council. The applicant should verify any reliance on information supplied by third parties. Eurobodalla Shire Council accepts no responsibility for any loss, damage, cost or expense incurred or arising by reason of any person using or relying on the third party information