

PLANNING CERTIFICATE UNDER SECTION 10.7
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Certificate No: 2024/04667

Applicant: _planning Pty Ltd
33/129 Spit Road
Mosman
620516583

Receipt No.: Ext: 191010
Date: 25/11/2024
Fee: \$174
Urgency Fee: \$0.00

Applicant reference: MUH

The land to which this Certificate relates is:

Lot 1 DP 1127802, 106 Princes Hwy, MILTON
Parish of ULLADULLA, 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 (Sustainable Buildings) 2022

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 - Proposed changes to Standard Instrument - Principal Local Environmental Plan to include a standard definition for temporary workers' accommodation, and specific provisions for construction accommodation in certain renewable energy zones - exhibition 16/08/2023 to 27/09/2023.

Explanation of Intended Effect - Proposed reforms to outdoor dining on private land and live music venues - exhibition 19/10/2023 to 16/11/2023.

Consultation draft - Amendments to the Local Government (Caravan Parks, Manufactured Home Estates, Camping Ground and Moveable Dwellings) Regulation 2021 and State Environmental Planning Policy (Housing) 2021 - exhibition 17/11/2023 to 15/12/2023.

Explanation of Intended Effect - Changes to create low and mid-rise housing - exhibition 15/12/2023 to 23/02/2024

Explanation of Intended Effect - Improving planning processes to deliver infrastructure faster - exhibition 06/03/2024 to 16/04/2024

Explanation of Intended Effect - Proposed changes to complying development for farm buildings, rural sheds and earthworks - exhibition 15/05/2024 to 14/06/2024

Explanation of Intended Effect - Cultural State Environmental Planning Policy - exhibition 15/11/2024 to 13/12/2024

Planning Proposals for Local Environmental Plans

Amendment to Shoalhaven Local Environmental Plan 2014 - PP073 - Local Character - Exhibition 26/06/2024 to 08/07/2024.

Amendment to Shoalhaven Local Environmental Plan 2014 - PP076 - 131 St Vincent St Ulladulla - Exhibition 25/11/2024 to 13/01/2025.

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

Draft Amendment 56 to Shoalhaven Development Control Plan 2014 - Chapter NB4: Moss Vale Road North Urban Release Area - Exhibition 26/08/2024 to 23/09/2024.

Draft Amendment 57 to Shoalhaven Development Control Plan 2014 - Chapter G4: Tree and Vegetation Management and Chapter N20: Jerberra Estate, 'The Gordon Timbs 45 Degree Rule' Amendment - Exhibition 30/10/2024 to 29/11/2024.

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.

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*.**

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- 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** located on the land.

HERITAGE

Heritage Item - General

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

- 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 subject land is within Illawarra-Shoalhaven to which the *Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023* applies.

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 RESTRICTED**

Under the Housing Code , Rural Housing Code, Agritourism and Farm Stay Accommodation Code and Greenfield Housing Code the land is affected by specific land exemptions -

Clause 1.17A(1)(d)(iii) because the land is identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is located an item that is so identified.

Note: If an item listed in the environmental planning instrument is not located on, or does not comprise, the whole of the relevant land, only the part of the land that is described and mapped in that environmental planning instrument is affected.

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Housing Alterations Code and General Development Code: **IS RESTRICTED**

Under the Housing Alterations Code and the General Development Code the land is affected by specific land exemptions -

Clause 1.17A(1)(d)(iii) because the land is identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is located an item that is so identified.

Note: If an item listed in the environmental planning instrument is not located on, or does not comprise, the whole of the relevant land, only the part of the land that is described and mapped in that environmental planning instrument is affected.

Industrial and Business Buildings Code: **IS RESTRICTED**

Under the Industrial and Business Buildings Code the land is affected by specific land exemptions -

Clause 1.17A(1)(d)(iii) because the land is identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is located an item that is so identified.

Note: If an item listed in the environmental planning instrument is not located on, or does not comprise, the whole of the relevant land, only the part of the land that is described and mapped in that environmental planning instrument is affected.

Low Rise Housing Diversity Code: **IS RESTRICTED**

Under the Low Rise Housing Diversity Code the land is affected by specific land exemptions -

Clause 1.17A(1)(d)(iii) because the land is identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is located an item that is so identified.

Note: If an item listed in the environmental planning instrument is not located on, or does not comprise, the whole of the relevant land, only the part of the land that is described and mapped in that environmental planning instrument is affected.

Clause 1.19(3A) because the land comprises, or on which there is, a heritage item or draft heritage item

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*.

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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.

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 Flood Risk Management Manual.

Floodplain Development Manual Means the Flood Risk Management Manual (ISBN 978-1-923076-17-4) published by the NSW Government in June 2023.

Probable Maximum Flood has the same meaning as in the Flood Risk Management Manual.

Note: The Flood Risk Management Manual replaces the Floodplain Development Manual (2005).

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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.

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 NOT** bushfire prone, 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*.

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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.

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.

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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.

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:

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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.

23 Water or sewerage services under the *Water Industry Competition Act 2006* **DO NOT** apply to this land.

Note: Water and sewerage services in Shoalhaven LGA are provided by Shoalhaven Water. However, not all sites are connected to these services. Further enquiries should be directed to Shoalhaven Water <http://www.shoalwater.nsw.gov.au>.

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.

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DRAFT STRATEGIC GROWTH PRINCIPLES - CITYWIDE-INCLUSION WITHIN LOCAL STRATEGIC PLANNING STATEMENT-PUBLIC EXHIBITION 12 JUNE 2024 TO 12 JULY 2024 (58417E)(MIN24.274)

On 20 May 2024, Council resolved to support public exhibition of the draft Strategic Growth Principles. The draft principles have been developed to guide Council's preparation of a new land use planning scheme, and its consideration of strategic land use planning decisions and rezoning proposals. The principles will be embedded in Council's adopted Local Strategic Planning Statement (LSPS), a high-level strategic land use planning document setting out the work Council will do to identify and meet the communities land use needs over the next 15 - 20 years.

MILTON ULLADULLA STRUCTURE PLAN REVIEW

This property is located within the area covered by the Milton-Ulladulla Structure Plan (MUSP), which was prepared by Council in 1996. The MUSP provides strategic direction and guidance for growth, development opportunities and conservation measures in the Milton-Ulladulla area over a period of approximately 25 years. In September 2020, Council resolved (MIN20.580) to undertake an urgent review of the MUSP to inform Council's response in managing future population growth and the delivery of infrastructure over the next 25-30 years. For further information on this review, including project timelines, please view the [Get Involved project webpage](#).

SEA LEVEL RISE PROJECTIONS

Council has adopted new sea level rise projections that may affect the flood affection of this land into the future. For more information, contact Council's City Development Directorate (MIN24.211).

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) (Reaffirmed 1 August 2022 - MIN22.502) (57914E)

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.

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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) (Reaffirmed 14 November 2022 - MIN22.869) (23139E)

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.

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.

for the CHIEF EXECUTIVE OFFICER