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SEARCH REPORT

SUBJECT LAND:

"GOLF CLUB KILLARA" 556 PACIFIC HWY, KILLARA 2071
Lot 2 in Deposited Plan 535219

TITLES:

Volume 3863 Folio 119
Volume 10669 Folio 149
Volume 11070 Folio 109
Folio 2/535219

OWNERSHIP:

from Circa 1926
to 10.11.1980

Lindfield Golf and Recreation Club Pty Limited
(Formally The Killara Golf Club Limited and Killara Golf Club Pty Limited)

from 10.11.1980
to Date

The Killara Golf Club Limited

15th October 2015

**Disclaimer**

While all due skill and care has been taken in the preparation of this report, SAI Global Property Division Pty Ltd does not warrant that its contents (that have been obtained from publicly available resources at a particular point in time) are accurate, complete, up to date or fit for any particular purpose

Form with multiple sections, including a central emblem, various stamps, and handwritten text. The form appears to be a document from the Government of India, possibly a passport or a certificate, with fields for personal information and official signatures.

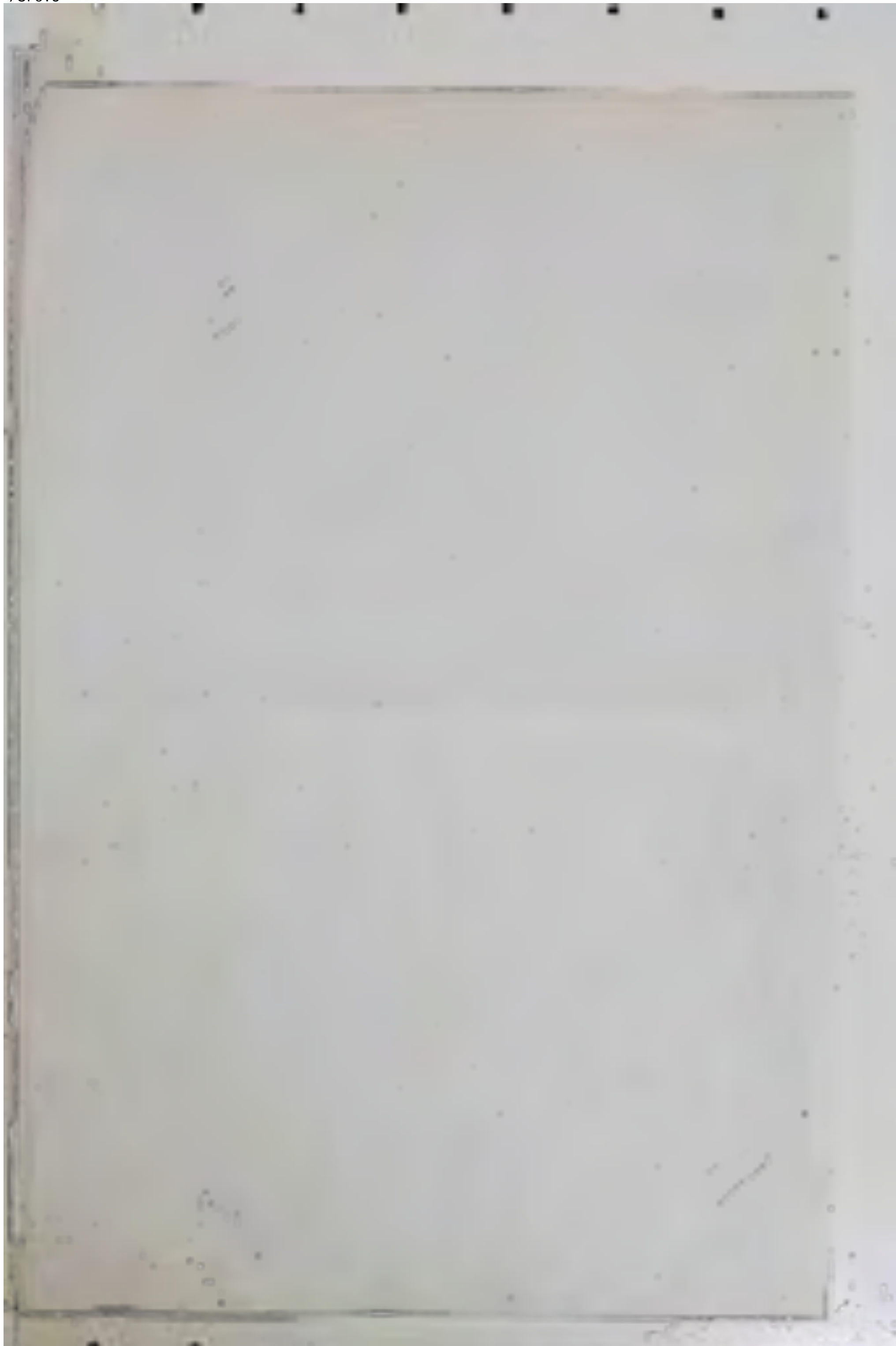
Top Section: Contains a central emblem (State Emblem of India) and text in Hindi and English. The English text includes "GOVERNMENT OF INDIA" and "MINISTRY OF EXTERNAL AFFAIRS".

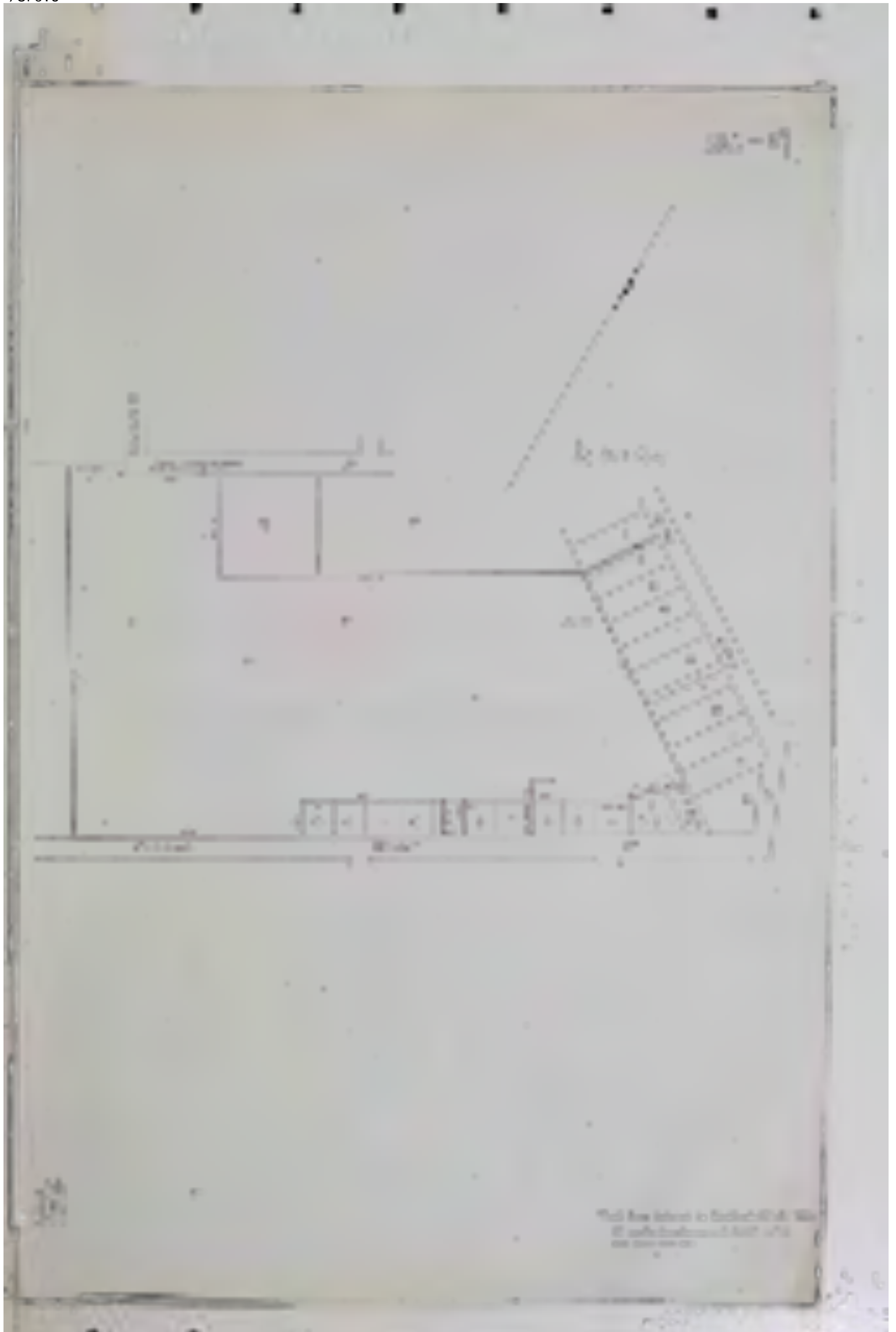
Left Column: Contains several sections of text in Hindi, likely providing details about the document or the individual. It includes fields for "Name", "Date of Birth", "Place of Birth", "Sex", "Religion", "Caste", "Occupation", "Education", "Marital Status", "Address", "Signature", and "Date".

Right Column: Contains a large section of text in Hindi, possibly a declaration or a statement. It includes fields for "Name", "Date", "Place", "Sex", "Religion", "Caste", "Occupation", "Education", "Marital Status", "Address", "Signature", and "Date".

Bottom Section: Contains a large section of text in Hindi, possibly a declaration or a statement. It includes fields for "Name", "Date", "Place", "Sex", "Religion", "Caste", "Occupation", "Education", "Marital Status", "Address", "Signature", and "Date".

Stamps and Signatures: The form features several official stamps and signatures. Notable stamps include "GOVERNMENT OF INDIA" and "MINISTRY OF EXTERNAL AFFAIRS". Signatures are present in various sections, including the top right, middle right, and bottom right.









GOVERNMENT OF GREAT BRITAIN
OFFICE OF THE SECRETARY OF STATE
FOR THE HOME DEPARTMENT



1948

11. 11. 1948



11. 11. 1948

THE SECRETARY OF STATE
FOR THE HOME DEPARTMENT
10, WHITE HALL, LONDON, E.C. 4

I have the pleasure to acknowledge the receipt of your letter of the 11th inst. in relation to the proposed extension of the term of office of the Secretary of State for the Home Department.

Yours faithfully,

James D. G. [Signature]
James D. G. [Name]



11. 11. 1948



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I have the pleasure to acknowledge the receipt of your letter of the 11th inst. in relation to the proposed extension of the term of office of the Secretary of State for the Home Department.

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James D. G. [Signature]
James D. G. [Name]

RECEIVED THE SECRETARY OF STATE FOR THE HOME DEPARTMENT 11. 11. 1948



STATE OF ILLINOIS



Any person who

Commissioner of State

Department of State



DATE: 11/11/11

CANCELLED

DE NOTARY

NOTARY PUBLIC



NOTARY PUBLIC

Notary Public for the State of Illinois, I do hereby certify that the foregoing is a true and correct copy of the original as shown to me by the person presenting it for recording.

NOTARY PUBLIC

Notary Public for the State of Illinois

NOTARY PUBLIC

I, the undersigned, Notary Public for the State of Illinois, do hereby certify that the foregoing is a true and correct copy of the original as shown to me by the person presenting it for recording.

[Signature]
Notary Public



1346
12/1

NAME: [blank]	DATE: [blank]	REMARKS: [blank]
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DESCRIPTION: [blank]	AMOUNT: [blank]
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REMARKS: [blank]

SIGNATURE: [blank]



REMARKS: [blank]

NAME: [blank]	DATE: [blank]	REMARKS: [blank]
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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

9/10/2015 8:51AM

FOLIO: 2/535219

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 11070 FOL 109

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
26/8/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
3/8/1993		AMENDMENT: LOCAL GOVT AREA	
13/8/1993		AMENDMENT: LOCAL GOVT AREA	
13/5/2011	AG231607	RESTRICTION ON USE OF LAND BY/VESTED IN PRESCRIBED AUTHORITY	
13/5/2011	AG231608	POSITIVE COVENANT	EDITION 1
12/3/2015	AJ122666	REQUEST	

*** END OF SEARCH ***

PRINTED ON 9/10/2015

PLANNING CERTIFICATE

UNDER SECTION 149 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

818 Pacific Highway, Gordon NSW 2072
Locked Bag 1006, Gordon NSW 2072
T 02 9424 0000 F 02 9424 0001
DX 8703 Gordon TTY 02 9424 0875
E kmc@kmc.nsw.gov.au
W www.kmc.nsw.gov.au
ABN 86 408 856 411



PROPERTY DETAILS

Address: 556 Pacific Highway KILLARA NSW 2071

Lot Description: Lot 2 DP 535219, Lot 9 DP 3725, Lot C DP 329128,
Lot 4 DP 404775, Lot B DP 412102

CERTIFICATE DETAILS

Certificate No: ePC2206/15 **Certificate Date:** 08/10/2015

Certificate Type: Section 149(2) & (5)

APPLICANT'S DETAILS

REF: Kilara Golf Club PSI

Sesl Australia
16 Chilvers Road
THORNLEIGH NSW 2120

BACKGROUND INFORMATION

This certificate provides information on how a property (such as land, a house, a commercial building, etc.) may be used and the limits on its development. The certificate contains information Council is aware of through its records and environmental plans with data supplied by the State Government. The details contained in this certificate are limited to that required by Section 149 of the Environmental Planning and Assessment Act.

1. WHICH ENVIRONMENTAL PLAN RESTRICTS THE USE OF THIS PROPERTY?

(Including planning proposals and draft local environmental plans exhibited prior to 1 July 2009 pursuant to section 66(1) b of the E. P. & A. Act).

Ku-ring-gai Local Environmental Plan 2015 as published on the NSW Legislation Website on 5 March 2015.

Ku-ring-gai Planning Scheme Ordinance as prescribed in Government Gazette No.108 of 1 October 1971.

Draft Local Environmental Plan No.191 - Preservation of Trees.

Draft Local Environmental Plan No.195.

Draft Local Environmental Plan No.192 and Draft Development Control Plan No.46 - Exempt and Complying Development.

Draft Ku-ring-gai Local Environmental Plan 2013

2. WHAT IS THE ZONING OF THIS PROPERTY and the relevant environmental plan?

(Zoning is a way of classifying land and limits the range of uses or activities that may be permitted on that land or property).

Part RE2 Private Recreation & Part R4 High Density Residential under the provisions of Ku-ring-gai Local Environmental Plan 2015 as published on the NSW Legislation Website on 5 March 2015 and

Residential 2(b) under the provisions of Ku-ring-gai Planning Scheme Ordinance as prescribed in Government Gazette No.108 of 1 October 1971.

3. WHAT DOES NOT REQUIRE DEVELOPMENT CONSENT under the above environmental plan(s)?

For that part zoned R4 High Density Residential - Home occupations.

For that part zoned RE2 Private Recreation - Nil.

Note: Please refer to the provisions for Exempt and Complying Development as described in Part 3 of Ku-ring-gai Local Environmental Plan 2015.

For that part zoned Residential 2(b) - Exempt Development as described in Schedule 1 of Development Control Plan No 46 - Exempt and Complying Development and Clause 24 of the Ku-ring-gai Planning Scheme Ordinance.

4. WHAT DOES REQUIRE DEVELOPMENT CONSENT under the above environmental plan(s)?

For that part zoned R4 High Density Residential - Attached dwellings; Bed and breakfast accommodation; Building identification sign, Business identification sign; Boarding houses; Child care centres; Community facilities; Dwelling houses; Environmental protection works; Exhibition homes; Flood mitigation works; Home-based child care; Home business; Home industry; Hostels; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Shop top housing.

For that part zoned RE2 Private Recreation - Bee keeping; Camping grounds; Car parks; Caravan parks; Child care centres; Community facilities; Electricity generating works; Emergency services facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Forestry; Information and education facilities; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Roads; Signage; Water recycling facilities; Water supply systems.

For that part zoned Residential 2(b) - Demolition of a building or work (being demolition that is not exempt development). Development (other than exempt development) for the purpose of: dwelling-houses; home occupations. Any other development not permitted by 3 above or prohibited by 5 below.

5. WHAT IS PROHIBITED under the above environmental plan(s)?

For that part zoned R4 High Density Residential - Any other development not specified in item 3 or 4.

For that part zoned RE2 Private Recreation - Any other development not specified in item 3 or 4.

For that part zoned Residential 2(b) - Development for the purposes of: advertisements; advertising structures; boarding-houses; brothels; bulk stores; caravan parks; car repair stations; clubs; commercial premises; emergency services facilities; gas holders; generating works; hotels; industries; institutions; junk yards; liquid fuel depots; mines; motels; motor showrooms; refreshment rooms; residential flat buildings; roadside stalls; sawmills; service stations; shops; stock and sale yards; transport terminals; warehouses.

6. DO THE DIMENSIONS OF THE LAND PERMIT THE ERECTION OF A DWELLING HOUSE ON THIS PROPERTY under the above environmental plan(s)?

For that part zoned R4 High Density Residential - there are no provisions in Ku-ring-gai Local Environmental Plan 2015 that regulate minimum dimension sizes for the erection of a dwelling house on this property.

For that part zoned RE2 Private Recreation - not applicable, dwelling houses are not permitted within this zone.

For that part zoned Residential 2(b) – The Ku-ring-gai Planning Scheme Ordinance requires allotments for a new dwelling house within the Residential 2(b) zone to comply with the following dimensions:

- a) a minimum area of 836 square metres.
- b) for a rectangular shaped allotment the minimum width is 18.3 metres.
- c) for an irregularly shaped allotment (other than a hatchet/battleaxe shaped allotment) the minimum width is 18.3 metres when measured at a distance of 12.19 metres from the street alignment.
- d) for a hatchet/battleaxe shaped allotment the minimum area is 1170 square metres excluding the area of the access corridor. The minimum width for the access corridor of a hatchet/battleaxe lot is 4.6 metres.
- e) if the property has frontage to a main road or county road (and is not a hatchet/battleaxe shaped allotment), the minimum width is 27.4 metres when measured at a distance of 12.19 metres from the street alignment.

Please note that the above standards do not prohibit the erection of a dwelling house on this property if the land existed as a separate parcel (that is, it was a separate lot in a Deposited Plan) on, or before, 1 October 1971. Contact your solicitor or conveyancer for more details on your land.

7. WHAT IS THE PROPOSED ZONING OF THIS PROPERTY and the relevant proposed environmental plan?

(Zoning is a way of classifying land and limits the range of uses or activities that may be permitted on that land or property).

For that part zoned R4 High Density Residential and part zoned RE2 Private Recreation - there are no zoning changes under any proposed environmental plans applying to these parts of the land.

For that part zoned Residential 2(b) – RE2 Private Recreation under Draft Ku-ring-gai Local Environmental Plan 2013

8. WHAT DOES NOT REQUIRE DEVELOPMENT CONSENT under the above proposed environmental plan(s)?

For that part zoned R4 High Density Residential and part zoned RE2 Private Recreation - not applicable.

For that part zoned Residential 2(b) – Nil.

9. WHAT DOES REQUIRE DEVELOPMENT CONSENT under the above proposed environmental plan(s)?

For that part zoned R4 High Density Residential and part zoned RE2 Private Recreation - not applicable.

For that part zoned Residential 2(b) – Bee keeping; Camping grounds; Car parks; Caravan parks; Child care centres; Community facilities; Electricity generating works; Emergency services facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Forestry; Information and education facilities; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Roads; Signage; Water recycling facilities; Water supply systems.

10. WHAT IS PROHIBITED by the above proposed environmental plan(s)?

For that part zoned R4 High Density Residential and part zoned RE2 Private Recreation - not applicable.

For that part zoned Residential 2(b) – Any other development not specified in item 9 or 11.

11. DO THE DIMENSIONS OF THE LAND PERMIT THE ERECTION OF A DWELLING HOUSE ON THIS PROPERTY by the above proposed environmental plan(s)?

For that part zoned R4 High Density Residential and part zoned RE2 Private Recreation - not applicable.

For that part zoned Residential 2(b) – there are no provisions in Draft Ku-ring-gai Local Environmental Plan 2013 that regulate minimum dimension sizes for the erection of a dwelling house on this property.

12. WHAT OTHER PLANNING INSTRUMENTS AFFECT THIS PROPERTY?

(State and deemed state environmental plans are prepared by the State Government and cover issues as varied as rivers, residential development, employment, etc. If you have any further enquiries please contact the Department of Planning, Tel: 02 9228 6333 or email information@planning.nsw.gov.au..

Draft State Environmental Planning Policy (Competition)

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

State Environmental Planning Policy No.1 - Development Standards.

State Environmental Planning Policy No.4 - Development without Consent and Miscellaneous Exempt and Complying Development.

State Environmental Planning Policy No.6 - Number of storeys in a building.

State Environmental Planning Policy No.19 - Bushland in Urban Areas.

State Environmental Planning Policy No.21 - Caravan Parks

State Environmental Planning Policy No.32 - Urban Consolidation (Redevelopment of Urban Land).

State Environmental Planning Policy No.33 - Hazardous & Offensive Development.

State Environmental Planning Policy No.44 - Koala Habitat Protection.

State Environmental Planning Policy No.55 - Remediation of Land.

State Environmental Planning Policy No.60 - Exempt and Complying Development.

State Environmental Planning Policy No.62 - Sustainable Aquaculture.

State Environmental Planning Policy No.64 - Advertising and Signage.

State Environmental Planning Policy No.65 - Design Quality of Residential Flat Development.

State Environmental Planning Policy No.70 - Affordable Housing(Revised Schemes).

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.

State Environmental Planning Policy (Major Development) 2005.

State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

State Environmental Planning Policy (Temporary Structures) 2007.

State Environmental Planning Policy (Infrastructure) 2007.

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

State Environmental Planning Policy (Affordable Rental Housing) 2009.

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

13. WHICH DEVELOPMENT CONTROL PLANS APPLY TO THE PROPERTY?

(A development control plan adds further detail to local environmental plans and may address issues such as building height, car parking etc. Copies of the Plans are available from Council).

For that part zoned R4 High Density Residential and part zoned RE2 Private Recreation –
Ku-ring-gai Development Control Plan.

For that part zoned Residential 2(b) –

Ku-ring-gai Multi-Unit Housing Development Control Plan No.55 - Railway/Pacific Highway Corridor and St Ives Centre

Development Control Plan No.8 - Professional Consulting Rooms

Development Control Plan No.28 - Advertising Signs

Development Control Plan No.31 - Access

Development Control Plan No.38 - Residential Design Manual

Development Control Plan No.40 - Construction and Demolition Waste Management

Development Control Plan No.43 - Car Parking for Development in Ku-ring-gai Council Area

Development Control Plan No.46 - Exempt and Complying Development

Development Control Plan No.47 - Water Management

Development Control Plan No.56 - Notification

Development Control Plan No.57 - Child Care Centres

14. WHICH DEVELOPMENT CONTRIBUTION PLANS APPLY IF THIS PROPERTY IS DEVELOPED?

(A Development Contribution Plan – commonly known as a Section 94 Plan outlines the financial costs Council charges if a property is developed and Council believes the development will require additional services or facilities such as parks, roads etc. Copies of the Plans are available from Council).

Ku-ring-gai Contributions Plan 2010.

15. IS THE PROPERTY IDENTIFIED AS A HERITAGE ITEM by Council or State Government? (and if so, what is the status, e.g. local environmental plan, Heritage Act etc.)

Yes.

Ku-ring-gai Planning Scheme Ordinance

This property is also listed as a Draft Heritage Item under the provisions of Draft Ku-ring-gai Local Environmental Plan 2013.

SPECIAL NOTE: Your attention is drawn to Clause 61E of the Ku-ring-gai Planning Scheme Ordinance which states that Council shall not grant consent to an application to carry out development on land in the vicinity of a heritage item unless it has made an assessment of the effect the carrying out of that development will have on the heritage significance of the item and its setting.

SPECIAL NOTE: Your attention is drawn to Clause 5.10(5) of the Draft Ku-ring-gai Local Environmental Plan 2013 which states that the consent authority may, before granting consent to any development: (a) on land on which a heritage item is located, or (b) on land that is within a heritage conservation area, or (c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

16. IS THE PROPERTY IN A CONSERVATION AREA?

No.

SPECIAL NOTE: A conservation area is a place of historic and aesthetic value to the community. It contains a number of elements of significance, such as a historic subdivision layout, a pattern of building "footprints" within each street block, buildings of historic and architectural importance, road alignments, trees, gutters and kerb edges which all combine to create a sense of place that is worth keeping. Council's Heritage Conservation Planner can provide you with more information on this matter.

17. DOES THE PROPERTY INCLUDE OR COMPRISE CRITICAL HABITAT?

No.

18. IS THE PROPERTY AFFECTED BY A ROAD WIDENING OR ROAD REALIGNMENT under the Roads Act, any environmental planning instrument or any Council resolution?

No.

19. IS THE PROPERTY RESERVED FOR ACQUISITION BY A PUBLIC AUTHORITY UNDER ANY ENVIRONMENTAL PLAN OR PROPOSED ENVIRONMENTAL PLAN?

No.

20. IS THE PROPERTY PART OF ANY APPLICATION DECLARED TO BE “STATE SIGNIFICANT DEVELOPMENT”?

(Development is judged to be “State significant” if the Minister for Planning declares it to be so based on substantial cost of development, significant numbers of employees or other criteria. If you have any further enquiries please contact the Department of Planning, Tel: 02 9228 6333 or email information@planning.nsw.gov.au..

No.

21. IS THE PROPERTY AFFECTED BY SECTION 38 OR 39 OF THE COASTAL PROTECTION ACT?

No.

22. IS THE PROPERTY WITHIN A “PROCLAIMED MINE SUBSIDENCE DISTRICT”?

No.

23. IS THE PROPERTY AFFECTED BY ONE OF THE MATTERS PRESCRIBED BY SECTION 59(2) OF THE CONTAMINATED LAND MANAGEMENT ACT 1997?

No.

***SPECIAL NOTE:** If you have any concerns about land contamination beyond the information described in this certificate, you should contact the NSW Office of Environment & Heritage. Tel:131 555 or email info@environment.nsw.gov.au.*

24. IS THE PROPERTY BUSH FIRE PRONE LAND?

No.

25. IS THE PROPERTY, LAND TO WHICH A PROPERTY VEGETATION PLAN UNDER THE *NATIVE VEGETATION ACT 2003* APPLIES?

No.

26. IS THE PROPERTY, LAND SUBJECT TO AN ORDER UNDER THE *TREE (DISPUTES BETWEEN NEIGHBOURS) ACT 2006*?

The land is not known to be subject to such order.

27. IS THE PROPERTY SUBJECT TO DIRECTIONS UNDER PART 3A MAJOR INFRASTRUCTURE AND OTHER PROJECTS of the Environmental Planning & Assessment Act 1979 No.203?

No.

28. IS THE PROPERTY SUBJECT TO A CURRENT SITE COMPATIBILITY CERTIFICATE AND CONDITIONS FOR SENIORS HOUSING under the provisions of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004?

No.

29. IS THE PROPERTY SUBJECT TO A VALID SITE COMPATIBILITY CERTIFICATE FOR INFRASTRUCTURE issued under clause 19 of State Environmental Planning Policy (Infrastructure) 2007?

No.

30. IS THE PROPERTY SUBJECT TO A VALID SITE COMPATIBILITY CERTIFICATE AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING issued under clause 37 of State Environmental Planning Policy (Affordable Rental Housing) 2009?

No.

31. IS THE PROPERTY SUBJECT TO AN EXEMPTION UNDER SECTION 23 OR AUTHORISATION UNDER SECTION 24 OF THE NATION BUILDING AND JOBS PLAN (STATE INFRASTRUCTURE DELIVERY) ACT 2009?

No.

32. IS THE PROPERTY, LAND THAT IS BIODIVERSITY CERTIFIED LAND WITHIN THE MEANING OF PART 7AA OF THE THREATENED SPECIES CONSERVATION ACT 1995?

No.

Special Note: For further information about the Biodiversity Certified Land contact the NSW Office of Environment & Heritage. Tel:131 555 or email info@environment.nsw.gov.au.

33. IS THE PROPERTY, LAND TO WHICH A BIOBANKING AGREEMENT UNDER PART 7A OF THE THREATENED SPECIES CONSERVATION ACT 1995 RELATES?

No.

Special Note: For further information about the Biobanking agreement contact the Biobanking Team at NSW Office of Environment & Heritage. Tel:131 555 or email biobanking@environment.nsw.gov.au.

34. MAY COMPLYING DEVELOPMENT BE CARRIED OUT UNDER EACH OF THE CODES FOR COMPLYING DEVELOPMENT IN STATE ENVIRONMENTAL PLANNING POLICY (EXEMPT AND COMPLYING DEVELOPMENT CODES) 2008 ON THE LAND AND IF COMPLYING DEVELOPMENT MAY NOT BE CARRIED OUT ON THAT LAND, BECAUSE OF ONE OR MORE OF THE REQUIREMENTS UNDER CLAUSES 1.17A (1)(c) TO (e), (2), (3) AND (4), 1.18(1)(c3) AND 1.19 OF THAT POLICY, WHY IT MAY NOT BE CARRIED OUT ON THAT LAND?

General Housing Code

Complying development under the General Housing Code **may not** be carried out on the land. The land is affected by the following general exemptions and/or land based exclusions:

- ☐ part of the land is land that comprises, or on which there is, a heritage item in an environmental planning instrument
- ☐ the land is land that comprises, or on which there is, a draft heritage item in an environmental planning instrument. This exclusion only applies to the part of the land that is described and mapped on that instrument.

Housing Alterations Code

Complying development under the Housing Internal Alterations Code **may not** be carried out on the land. The land is affected by the following general exemptions and/or land based exclusions:

- ☐ part of the land is land that comprises, or on which there is, a heritage item in an environmental planning instrument
- ☐ the land is land that comprises, or on which there is, a draft heritage item in an environmental planning instrument. This exclusion only applies to the part of the land that is described and mapped on that instrument.

General Development Code

Complying development under the General Development Code **may not** be carried out on the land. The land is affected by the following general exemptions and/or land based exclusions:

- ☐ part of the land is land that comprises, or on which there is, a heritage item in an environmental planning instrument
- ☐ the land is land that comprises, or on which there is, a draft heritage item in an environmental planning instrument. This exclusion only applies to the part of the land that is described and mapped on that instrument.

Commercial and Industrial Alterations Code

Complying development under the Commercial and Industrial Alterations Code **may not** be carried out on the land. The land is affected by the following general exemptions and/or land based exclusions:

- ☐ part of the land is land that comprises, or on which there is, a heritage item in an environmental planning instrument
- ☐ the land is land that comprises, or on which there is, a draft heritage item in an environmental planning instrument. This exclusion only applies to the part of the land that is described and mapped on that instrument.

Commercial and Industrial (New Buildings and Additions) Code

Complying development under the Commercial and Industrial (New Buildings and Additions) Code **may not** be carried out on the land. The land is affected by the following general exemptions and/or land based exclusions:

- ☐ part of the land is land that comprises, or on which there is, a heritage item in an environmental planning instrument
- ☐ the land is land that comprises, or on which there is, a draft heritage item in an environmental planning instrument. This exclusion only applies to the part of the land that is described and mapped on that instrument.

Subdivision Code

Complying development under the Subdivision Code **may not** be carried out on the land. The land is affected by the following general exemptions and/or land based exclusions:

- ☐ part of the land is land that comprises, or on which there is, a heritage item in an environmental planning instrument
- ☐ the land is land that comprises, or on which there is, a draft heritage item in an environmental planning instrument. This exclusion only applies to the part of the land that is described and mapped on that instrument.

Demolition Code

Complying development under the Demolition Code **may not** be carried out on the land. The land is affected by the following general exemptions and/or land based exclusions:

- ☐ part of the land is land that comprises, or on which there is, a heritage item in an environmental planning instrument
- ☐ the land is land that comprises, or on which there is, a draft heritage item in an environmental planning instrument. This exclusion only applies to the part of the land that is described and mapped on that instrument.

Fire Safety Code

Complying development under the Fire Safety Code **may not** be carried out on the land. The land is affected by the following general exemptions and/or land based exclusions:

- ☐ part of the land is land that comprises, or on which there is, a heritage item in an environmental planning instrument
- ☐ the land is land that comprises, or on which there is, a draft heritage item in an environmental planning instrument. This exclusion only applies to the part of the land that is described and mapped on that instrument.

SPECIAL NOTE: *The above question relates to whether or not the land falls within an exclusion area under Clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is your responsibility to ensure that you comply with any other general requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 is invalid.*

35. DO ANY ADOPTED COUNCIL POLICIES OR RESOLUTIONS OR ANY POLICIES ADOPTED BY A PUBLIC AUTHORITY AND NOTIFIED TO THE COUNCIL FOR THE EXPRESS PURPOSE OF ITS ADOPTION BY THAT AUTHORITY BEING REFERRED TO IN PLANNING CERTIFICATES ISSUED BY THE COUNCIL RESTRICT THE DEVELOPMENT OF THE PROPERTY DUE TO THE LIKELIHOOD OF LANDSLIP, BUSHFIRE, TIDAL INUNDATION, SUBSIDENCE, CONTAMINATION, ACID SULPHATE SOILS OR ANY OTHER RISK (OTHER THAN FLOODING)?

YES. "Development Control Plan No.38 - Residential Design Manual" contains details regarding bushfire risk. For further information on the requirements of DCP No.38 please contact Council's Development & Regulations, Tel. 9424-0000.
No.

Note: A review of Council's readily available records has been conducted to identify previous land uses that may have caused land contamination. This review did not reveal any reason for contamination of this property. However, prior to urban settlement, sizeable areas of Ku-ring-gai were covered by agricultural and horticultural activities. These uses are listed in the Managing Land Contamination Planning Guidelines as activities that may cause contamination. If you are concerned about possible contamination of the site you should make your own investigations regarding the condition of this property.

36. DO ANY ADOPTED COUNCIL POLICIES OR RESOLUTIONS OR ANY POLICIES ADOPTED BY A PUBLIC AUTHORITY REQUIRED TO BE REFERRED TO IN A PLANNING CERTIFICATE EFFECT THE DEVELOPMENT OF THE PROPERTY DUE TO FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION?

For that part zoned R4 High Density Residential and part zoned RE2 Private Recreation – No.

For that part zoned Residential 2(b) – Yes. Development Control Plan No.47 - Water Management.

The following additional information is issued under Section 149(5).

37. IS LAND SLIP OR SUBSIDENCE LIKELY TO RESTRICT DEVELOPMENT OF THE LAND?

No.

SPECIAL NOTE: Some lots in the Ku-ring-gai Local Government area contain filling and/or road batters which may be subject to settlement and require special consideration in the design of foundations.

38. IS FLOODING LIKELY TO RESTRICT DEVELOPMENT OF THE LAND?

Some properties in the Ku-ring-gai Local Government area contain or adjoin natural drainage paths, pipelines, watercourses and depressions. During major rainfall or blockage of the drainage system surface water may affect the site or restrict future development.

SPECIAL NOTE: The Department of Infrastructure, Planning & Natural Resources and the Department of Commerce have not indicated any private property which may be affected by flooding of major rivers or creeks in the Ku-ring-gai Local Government area.

39. OTHER INFORMATION RELATING TO DEVELOPMENT OF THE SITE.

A Tree Preservation Order applies to all land in the Ku-ring-gai Local Government Area. The Order aims to conserve Ku-ring-gai's tree canopy. The Order prohibits the ring barking, cutting down, lopping, pruning, removing, injuring or wilful destruction of any tree with a height greater than 5 metres or a canopy spread greater than 4 metres, unless the owner has the written consent of Council. A penalty can be imposed if the requirements of the Order are not complied with. For more information on the Tree Preservation Order please contact Council's Customer Service on 9424-0000.

This land may contain threatened species, populations and ecological communities listed under the Threatened Species Conservation Act 1995 (NSW) and or the Environment Protection Biodiversity Conservation Act 1999 (Commonwealth). For more information contact NSW Department of Environment and Heritage, Tel: 131 555.

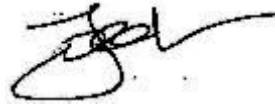
This land may contain one or more of the following endangered or critically endangered ecological communities as described in the final determination of the scientific committee to list the ecological communities under Part 3 of Schedule 1 or Part 2 of Schedule 1A of the Threatened Species Conservation Act 1995 (NSW) :

Blue Gum High Forest,
Duffys Forest Ecological Community in the Sydney Basin Bioregion,
Sydney Turpentine Ironbark Forest
Coastal Upland Swamp

For more information contact NSW Environment & Heritage. Tel:131 555 or email info@environment.nsw.gov.au <<mailto:info@environment.nsw.gov.au>>

40. DO YOU NEED TO REFER TO ANY OTHER DOCUMENTS?

Yes. The Environmental Planning and Assessment Amendment Act 1997 No.152 commenced operation on 1 July 1998. As a consequence of this Act the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment (Amendment) Regulation 1998, Environmental Planning and Assessment (Further Amendment) Regulation 1998 and Environmental Planning and Assessment (Savings and Transitional) Regulation 1998. Your solicitor will have a copy of this legislation or it may be obtained from the Government Information Office.



John McKee
General Manager



WorkCover

Self-insured employer
15/01/2019

15/01/2019 14:14

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1. Refer to your self-insured employer (WorkCover NSW) on 15/01/2019. Consider 2019-2020 monthly information on funding to meet emergency needs for the current year.

2. Refer to the 2019-2020 (maximum) information (WorkCover NSW) and the emergency needs for the 2019-2020 year (15/01/2019) and 2019-2020 (15/01/2019) and 2019-2020 (15/01/2019).

3. Refer to your self-insured employer (WorkCover NSW) on 15/01/2019. Consider 2019-2020 monthly information on funding to meet emergency needs for the current year.

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