N

Not to scale

Source: LPI NSW

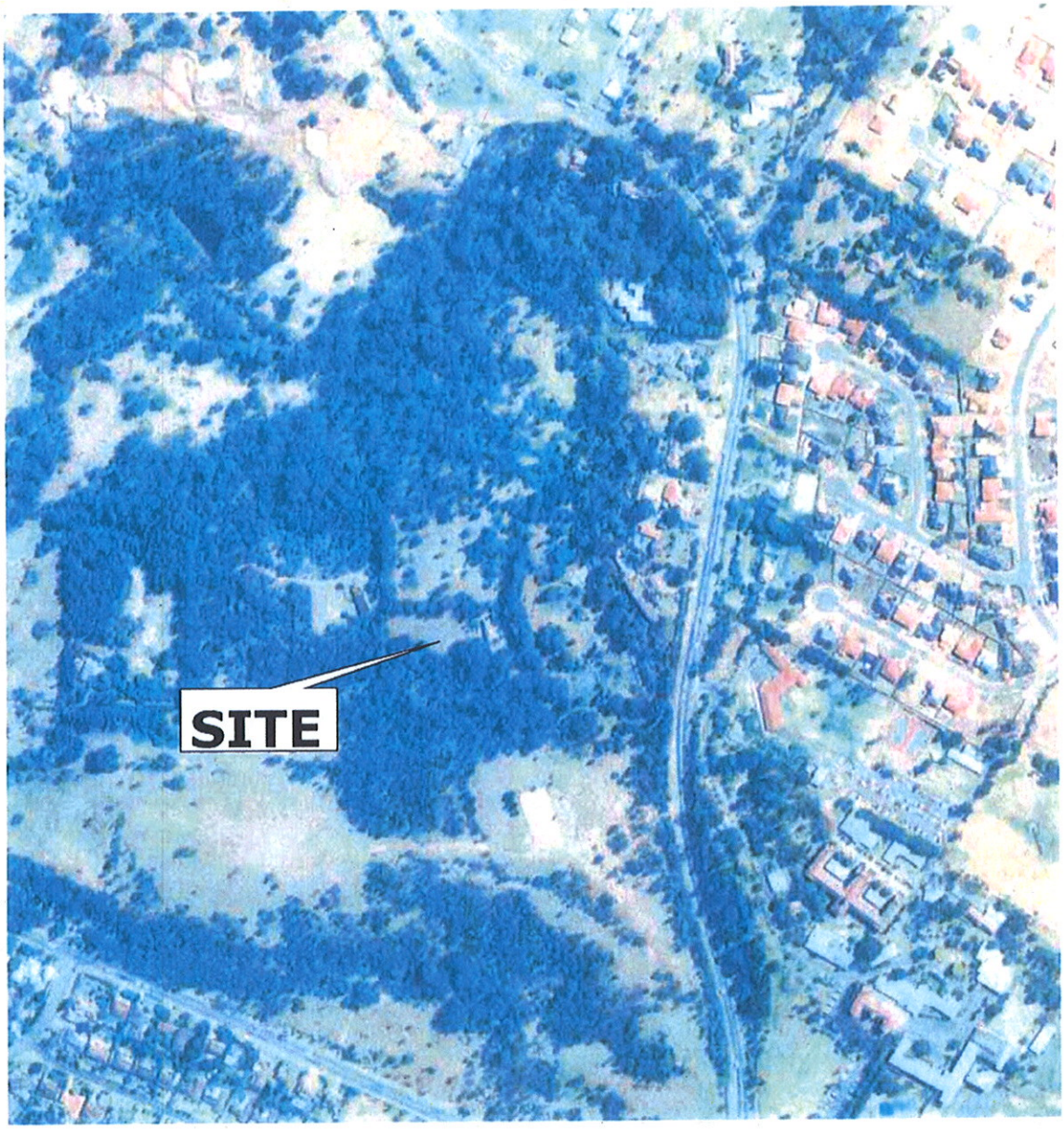
JBS ENVIRONMENTAL

1986 Historical Aerial Photograph

Client: KMSJ Pty Ltd & Lanox Pty Ltd Job Number: 41112

Site Address: 370 Old Northern Rd, Castle Hill, NSW

File Name: 41112_1986.cdr (Rev 0)



Not to scale

Source: LPI NSW

JBS ENVIRONMENTAL

1994 Historical Aerial Photograph

Client: KMSJ Pty Ltd & Lanox Pty Ltd Job Number: 41112

Site Address: 370 Old Northern Rd, Castle Hill, NSW

File Name: 41112_1994.cdr (Rev 0)

Not to scale

Source: LPI NSW

JBS ENVIRONMENTAL

2005 Historical Aerial Photograph

Client: KMSJ Pty Ltd & Lanox Pty Ltd Job Number: 41112

Site Address: 370 Old Northern Rd, Castle Hill, NSW

File Name: 41112_01.cdr (Rev 0)

Appendix D

DECC Records

NSW EPA

Print Close page

Search results

Your search for: **Suburb** - Castle Hill

matched

8 licences (with applications or notices matching your search)
plus 9 notices (where no licence is available online. See faq)

Document number	Name	Address	Status/Notice type
11895	CRC INDUSTRIES (AUST) PTY LIMITED licence summary	9 GLADSTONE ROAD CASTLE HILL 2154	Issued
6735	ECOLAB PTY LTD licence summary	6 HUDSON AVENUE CASTLE HILL 2154	No longer in force
5968	HOBSON ENGINEERING CO PTY LTD licence summary	14 VICTORIA AVE CASTLE HILL 2154	No longer in force
2872	HOLT LLOYD AUSTRALASIA PTY LTD licence summary	15 HUDSON AVE CASTLE HILL 2154	Surrendered
2847	PARKER HANNIFIN (AUSTRALIA) PTY. LIMITED licence summary	9 CARRINGTON ROAD CASTLE HILL 2154	Surrendered
11782	SCHELLANDER; WALTER licence summary	40/5 ANELLA AVENUE CASTLE HILL 2154	No longer in force
12202	SIGMA-ALDRICH PTY. LIMITED licence summary	12 ANELLA AVENUE CASTLE HILL 1765	Issued
6701	SMC PNEUMATICS (AUSTRALIA) PTY LTD licence summary	18 HUDSON AVENUE CASTLE HILL 2154	Issued
009116	AVERY DENNISON OFFICE PRODUCTS PTY LIMITED notice summary	11 CARRINGTON ROAD CASTLE HILL 2154	S 80 Surrender Licence
009117	AVERY DENNISON OFFICE PRODUCTS PTY LTD notice summary	11 CARRINGTON ROAD CASTLE HILL 2154	S 80 Surrender Licence
009115	BUSH BOAKE ALLEN AUSTRALIA LTD notice summary	11 HUDSON AVENUE CASTLE HILL 2154	S 80 Surrender Licence
1046612	CARUSO; CAMELO notice summary	294 OLD NORTHERN ROAD CASTLE HILL 2154	Approval under Control of Burning Reg
010388	LUDOWICI LIMITED notice summary	12 VICTORIA AVENUE CASTLE HILL 2154	S 80 Surrender Licence
010389	LUDOWICI LIMITED notice summary	12 VICTORIA AVE CASTLE HILL 2154	S 80 Surrender Licence
011066	MANUCOM PTY LIMITED notice summary	20 HUDSON AVENUE CASTLE HILL 2154	S 80 Surrender Licence

1013695	URBAN BUSHLAND MANAGEMENT CONSULTANTS PTY LTD notice summary	76 SHOWGROUND ROAD CASTLE HILL 2154	Approval under Control of Burning Reg
010270	VOSSLOH - SCHWABE AUSTRALIA PTY LTD notice summary	24 HUDSON AVENUE CASTLE HILL 2154	S 80 Surrender Licence

Page 1 of 1

19 February 2010

Environment, Climate Change & Water

You are here: Home > Contaminated land > Record of EPA notices

Search results

Your search for: LGA: Baulkham Hills Shire Council

Matched 5 notices relating to 1 site.

Search Again | Refine Search

Suburb	Address	Site Name	Notices related to this site
Kenthurst	137 Annangrove Road	Annangrove Climbers	5 former

Page 1 of 1

6 April 2010

Appendix E

Title Records

~ Search ~

re 370 Old Northern Road Castle Hill
Being Lot 2 in DP 135804

Title Tree

2/135804

↓

B/400639

↓

Vol. 7359 Fol 114

↓

Vol. 6681 Fol 168

↓

Vol 6465 Fol 102

↓

Vol. 4580 Fol 200

12/3/10

Jenners Title Searching Co.
ESTABLISHED 1949

~ Search ~

	re 370 Old Northern Road Castle Hill being Lot 1 on DP 135504
	Schedule of Registered Proprietors Carried
Ff. A 185247 V 4580 F. 200 exp 3/7/33	Leslie Macdonald of North Sydney Company Secretary
Ff. C 262750 Reg 29/6/34 (V 4580 F. 200)	Rupert Albert Geary Henderson of Sydney Journalist
Ff. C 302249 Reg 13/12/34 (V. 4580 F. 200)	John Fairfax & Sons Limited
Ff. F 126448 Reg 20/3/50 (V 4580 F. 200)	Julius Lippman of Naval Company Director & Pauline Mary Lippman his wife
Ff. G 673472 Reg 17/4/57 (V 6687 F. 148)	Douglas Frederick Chye of Cheltenham, Industrial Chemist & Esther Chye his wife

GB 12/3/10

Jenners Title Searching Co.
ESTABLISHED 1949

~ Search ~

	re 270 Old Northern Road Castle Hill
	being Lot 2 in DP 135804
	Schedule of Legal Proprietors Contd
Tfr 5110580	Cruppen Rose Pty. Ltd
Reg 16/7/98	
(B/400637)	
Tfr AA641518	Lanox Pty. Limited,
Reg 17/5/2004	KMST Pty. Limited
(D/135804)	

12/3/10

Jenners Title Searching Co.

ESTABLISHED 1949

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 2/135804

SEARCH DATE	TIME	EDITION NO	DATE
12/3/2010	1:46 PM	2	17/5/2004

LAND

LOT 2 IN DEPOSITED PLAN 135804
AT CASTLE HILL
LOCAL GOVERNMENT AREA THE HILLS SHIRE
PARISH OF CASTLE HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP135804

FIRST SCHEDULE

LANOX PTY LIMITED
KMSJ PTY LIMITED
AS TENANTS IN COMMON IN EQUAL SHARES (T AA641518)

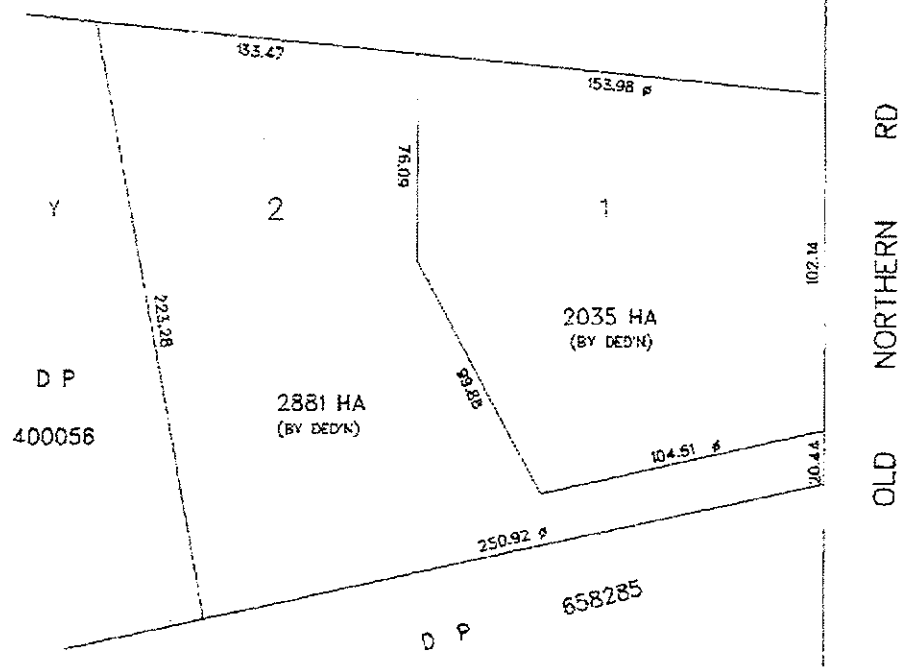
SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



ø BY DEDUCTION

DP 135804

Registered: 1/2/97

Title System: TORRENS

Purpose: DEPARTMENTAL

Ref. Map: U0060-1#, 1#

Last Plan: DP400639, DP216620

PLAN OF LOTS A-B IN DP400639 BEING RESIDUE AFTER ROAD ACTION

Lengths are in metres.

Reduction Ratio 1: NTS

L.G.A.: BAULKHAM HILLS

LOCALITY: CASTLE HILL

PARISH: CASTLE HILL

COUNTY: CUMBERLAND

N O 2 D 1 B

G.D.B. ----

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE
12/3/2010 1:46PM

FOLIO: 2/135804

First Title(s): OLD SYSTEM
Prior Title(s): B/400639

Recorded	Number	Type of Instrument	C.T. Issue
1/12/1997	DP135804	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
16/7/1998	DP135804	DEPOSITED PLAN	FOLIO CREATED EDITION 1
8/4/2004	AA558997	CAVEAT	
17/5/2004	AA641518	TRANSFER	EDITION 2

*** END OF SEARCH ***

JBS-Castle Hill PRINTED ON 12/3/2010

ANY ENTRIES PRECEED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE. WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE
12/3/2010 1:47PM

FOLIO: B/400639

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 7359 FOL 114

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
15/9/1992		AMENDMENT: PARISH-COUNTY	
23/9/1992		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
1/12/1997	DP135804	DEPOSITED PLAN	
8/12/1997	3636208	DEPARTMENTAL DEALING	
16/7/1998	5110580	TRANSFER	FOLIO CANCELLED
14/8/2008	AE150171	DEPARTMENTAL DEALING LINK FOLIO: DELETED	
14/8/2008	AE150272	DEPARTMENTAL DEALING LINK FOLIO: VOL 7359 FOL 114	

*** END OF SEARCH ***

JBS-Castle Hill PRINTED ON 12/3/2010

**ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE. WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.*

Form: 97-01T
Licence:, MID/0734/97

(1) **TRANSFE** **5110580 M** only

New South Wales
Real Property Act 19

Office of State Revenue use only

(A) **LAND TRANSFERRED**

If appropriate, specify the share or part transferred.

FOLIO IDENTIFIER B/400639

(B) **LODGED BY**

LTO Box	Name, Address or DX and Telephone
259 E	J.E. MILLS & ASSOC.
	Reference (15 character max): CEG 987458

(C) **TRANSFEROR** **DOUGLAS FREDERICK OHYE AND ESTHER OHYE**

(D) acknowledges receipt of the consideration of $1,150,000.00 and as regards the land specified above transfers to the transferee an estate in fee simple.

(E) Encumbrances (if applicable):

(F) **TRANSFEREE**

(G)

T TS (s713 (6A) TW (Sheriff)	**CROPPIES RISE PTY LTD** ACN 082 461 505

(H) We certify this dealing correct for the purposes of the Real Property Act 1900. DATE 30th June 1998

Signed in my presence by the Transferor who is personally known to me.

R. Miranda
Signature of Witness

R. MIRANDA 79
Name of Witness (BLOCK LETTERS)

Blackwell Rd Way Way
Address of Witness

E Ohye
D F Ohye
Signature of Transferor

Signature of CRAIG GALLAGHER
Solicitor for the Transferee

CT SIGNED
CANC. & RET.
16/7/98

Checked by (LTO use) .....

New South Wales.

7359 . 1

CANCELLED

ON ISSUE

[illegible] MOSHINSKY DOVE, of [illegible], Industrial Chemist, and ESTHER DOVE, his wife, are now the proprietors of the Estate or Interest in Joint Tenants,

subject nevertheless to the reservations and conditions if any contained in the Grant hereinbefore referred to and to the encumbrances, liens and interests as are notified hereon or [illegible] of land

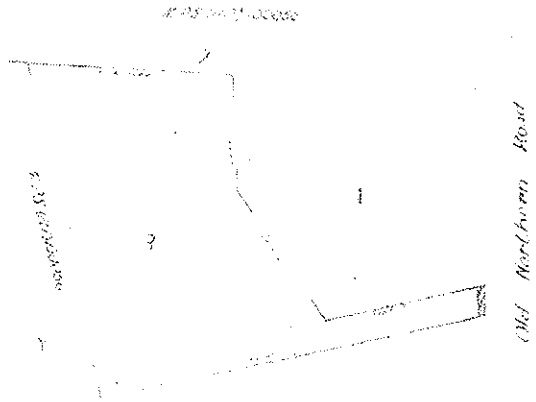
in the Province of Cumberland (Pt.) Parish of Parramatta (Pt.) and County of Cumberland

shown on the plan hereon and therein edged red being Lot 1 on plan lodged with Transfer No.[illegible] and being part of Portion 130 granted to John Kelly of Parramatta on 8th Feb 1841.

In witness whereof I have hereunto signed my name and affixed my Seal this [illegible] day of [illegible] 19[illegible]

Signed in the presence of

Persons are cautioned against altering or adding to this Certificate or any notification thereon.



The land shown as hatched black in the plan hereon is subject to the restrictions on user imposed by Section 27E (6) Main Roads Act 1924-1960
See No. 3465132 Entered 30th October 1964

REGISTRAR GENERAL.

REGISTRAR GENERAL

Appn. No. [illegible]

Reference to [illegible]

Vol. [illegible] Fol. [illegible]

Revoked Plan No. [illegible] [illegible]

New South Wales.

(CERTIFICATE OF TITLE.)

AS THE TRUSTEE

CANCELLED

Reserve Book.

Vol. 6687 Fol. 16[illegible]

Issued on Order No. [illegible]

[illegible], of Dural, Company Director, and [illegible], his wife, are now the proprietors of an Estate in Fee Simple as Joint Tenants,

subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in Firstly that piece of land situated

in the Shire of Baulkham Hills Parish of Castle Hill, and County of Cumberland

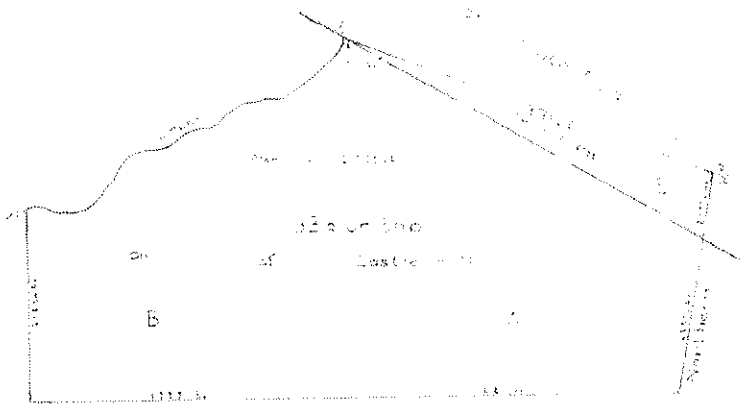
containing Two acres three roods twenty three perches or thereabouts being Lots A and B in plan lodged with Transfer No. [illegible] and being part of 40 acres (Portion 135 of Parish) originally granted to the Lord Bishop of Australia by Crown Grant dated the [illegible] day of [illegible] 1841.

Secondly that piece of land situated in the Shire of Baulkham Hills Parish of South Colah and County of Cumberland containing Two acres twenty two and one half perches or thereabouts being Lot 5 in plan lodged with Transfer No. 77169-6 and being part of 400 acres (Portion 135 of Parish) originally granted to James Dunlopson by Crown Grant dated the 13th day of September 1841.

In witness whereof I have hereunto signed my name and affixed my Seal, this [illegible] day of [illegible], 19

Signed in the presence of

Registrar-General.



NOTIFICATION RESERVED

Subject to the reservations and conditions contained in the Grants above referred to and reservations in the Grant of 40 acres (Portion 135 of Parish) of all mines of gold and of silver.

Registrar General.

7359 114

7359 116

7359 115

LOT E IN DP 393287

REGISTERED PROPRIETOR Jules Paul Lippman and Peter Lippmann as joint tenants as to the residue being Lot E in DP 393287 by Transmission 099269. Registered 6.4.1995

099269 Folio Cancelled New folio Created for the residue being Lot E in DP 393287. Registered 6.4.1995

6.7078600 Lot A

099269 T/A

New South Wales.

(CERTIFICATE OF TITLE)

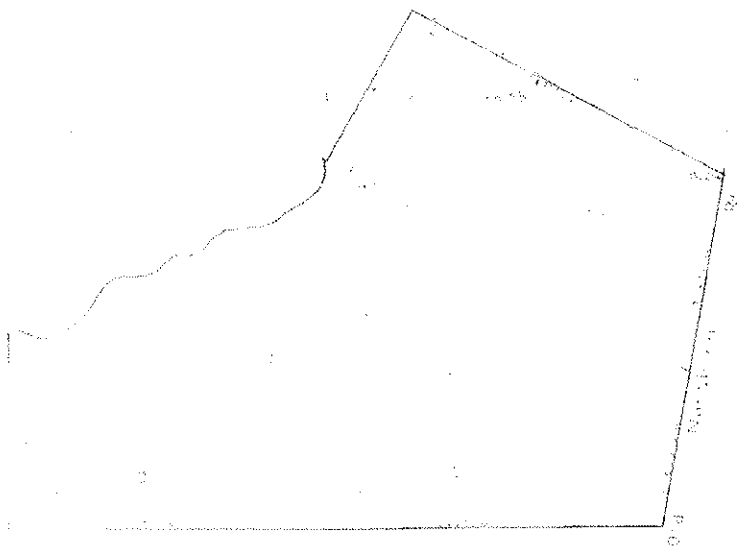
Book C465 No. 102

[illegible] Land Transfer Act, 1885, [illegible] of [illegible] piece of land situated

[illegible] Parish of [illegible], and County of

[illegible]

Registrar General



Map No.

Reference to

Co. Fol.

New South Wales.

(CERTIFICATE OF TITLE)

Register Book

No. 4550 Fo. 200

subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens and interests as are notified hereon, in piece of land situated

in the Parish of , and County of

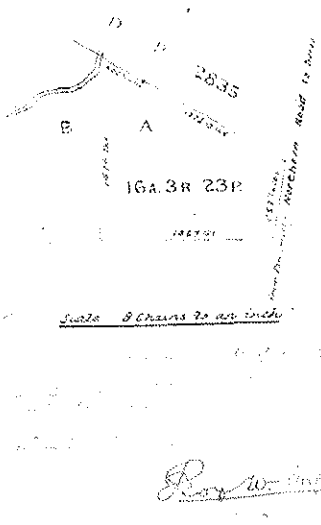
containing or thereabouts,

as shown in the Plan hereon and thereon edged red, being

In witness whereof I have hereunto signed my name and affixed my Seal, this day of 19

signed in the presence of

Registrar General



No. MORTGAGE dated day of 19 from the said to

Produced and entered at o'clock in the noon.

No. TRANSFER of MORTGAGE

Produced 19 and entered at o'clock in the noon.

REGISTRAR GENERAL

No. MORTGAGE dated day of 19 from the said to

Produced 19 and entered at o'clock in the noon.

No. TRANSFER of MORTGAGE

Produced 19 and entered at o'clock in the noon.

REGISTRAR GENERAL

262752 — 28th May 1934

[illegible] Leslie Macdonald to Rupert Albert Geary Gentleman of Sydney Transferee

of the land within described

Produced and entered [illegible] 193[illegible]

at [illegible] o'clock in the [illegible] noon.

Roy W. Ovell

REGISTRAR GENERAL

No. C702249 TRANSFER dated 30th November 1934

from the said Rupert Albert Geary Gentleman

to [illegible]

of the land within described

Produced and entered [illegible] 193[illegible]

at [illegible] o'clock in the [illegible] noon.

Roy W. Ovell

REGISTRAR GENERAL

No. C7[illegible] Lease dated [illegible] December 1934

from the said [illegible]

Produced [illegible] and

entered [illegible] 193[illegible]

at [illegible] o'clock in the [illegible] noon.

Roy W. Ovell

REGISTRAR GENERAL

No. 6821312 SURRENDER of the within Lease

No. C7[illegible] dated 24th June 1937

Produced 25th June 1937 and entered

28th June 1937

at [illegible] o'clock in the [illegible] noon.

Roy W. Ovell

REGISTRAR GENERAL

No. F126448 TRANSFER dated 2nd December 1949.

from the said John Sharpe & Sons Pty Limited to

Julius Lippmann of Royal Company Director

and Pauline Rebecca Lippmann his wife as

joint tenants of the land within described

Produced 6th December 1949 and entered 20th March 1950

at 12 o'clock in the noon.

REGISTRAR GENERAL

Vol. 6455 Fol. 102

No 533287

C746357 S/C

F126448

Appendix F

Section 149 Certificate

The Hills Shire Council

The COUNCIL

PLANNING CERTIFICATE
UNDER SECTION 149 (2) & 149 (5)

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979
AS AMENDED.

JBS Environmental
PO Box 940
MASCOT NSW 1460

Certificate Number:	**46224**
Reference:	
Issue Date:	17-Mar-2010
Receipt No:	3481223
Fee Paid:	$ 100.00
ADDRESS:	370 Old Northern Road, CASTLE HILL NSW 2154
DESCRIPTION:	Lot 2 DP 135804

The land is zoned:

Rural 1(a) Zone

The following prescribed matters apply to the land to which this certificate relates:

The Environmental Planning and Assessment Amendment Act 1997 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 Regulation 2000.

THIS CERTIFICATE IS DIRECTED TO THE FOLLOWING MATTERS PRESCRIBED UNDER SECTION 149 (2) OF THE ABOVE ACT.

1. Names of relevant planning instruments and DCPs

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

(A) **Local Environmental Plans**

The Baulkham Hills Local Environmental Plan 2005, as amended applies to all land in the Shire unless otherwise stated in this certificate.

(B) **State Environmental Planning Policies**

SEPP No. 1 - Development Standards
SEPP No. 4 - Development Without Consent And Miscellaneous Exempt And Complying Development
SEPP No. 6 - Number Of Storeys In A Building
SEPP No.19 - Bushland In Urban Areas
SEPP No.21 - Caravan Parks
SEPP No.22 - Shops And Commercial Premises
SEPP No.30 - Intensive Agriculture
SEPP No.33 - Hazardous And Offensive Development
SEPP No.50 - Canal Estate Development
SEPP No.55 - Remediation Of Land
SEPP No.62 - Sustainable Aquaculture
SEPP No.64 - Advertising And Signage
SEPP No.65 - Design Quality Of Residential Flat Development
SEPP No.70 - Affordable Housing (Revised Schemes)
SEPP (Building Sustainability Index: Basix) 2004
SEPP (Major Projects) 2005
SEPP (Mining, Petroleum Production And Extractive Industries) 2007
SEPP (Housing For Seniors Or People With A Disability) 2004
SEPP (Temporary Structures And Places Of Public Entertainment) 2007
SEPP (Infrastructure) 2007
SEPP (Exempt and Complying Development Codes) 2008
SEPP (Repeal of REP Provisions) 2009
SEPP (Affordable Rental Housing) 2009

Sydney Regional Environmental Plan No. 9 Extractive Industries (No.2) - Amendment No.1
Sydney Regional Environmental Plan No.18 (Public Transport Corridor Hoxton Park - Parramatta - Baulkham Hills)
Sydney Regional Environmental Plan No. 20 Hawkesbury – Nepean River (No.2 – 1997)

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

(A) **Pending Local Environmental Plans**

Draft Local Environmental Plan 05/06 seeks to define as a distinct land use "geotechnical stabilization" independent of the "extractive industry" land use defined in Baulkham Hills Local Environmental Plan 2005. The amendment will allow, with development consent, the carrying out of stabilization works on land within all the zones other than Residential 2(e), Special Uses 5(c) (Trunk Drainage and Conservation), Environmental Protection 7(a) (Wetlands) and National Parks and Nature Reserves 8(a) zones.

(B) **Proposed Local Environmental Plans**

Planning Proposal Amendment No 22 seeks to include the definitions of brothels and sex services premises and prohibit them in all zones except the Light Industry 4(b) zone.

(C) **Proposed State Environmental Planning Policies**

There are no proposed State Environmental Planning Policies that apply to the carrying out of development on the land.

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

Baulkham Hills Development Control Plan

Note: the land is within a Baulkham Hills Development Control Plan Part C map sheet. Refer Council's website www.thehills.nsw.gov.au to view the map sheet.

(4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

2. Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP).

(A) Baulkham Hills Local Environmental Plan 2005 as amended applies to the land and identifies the land to be:

Rural 1(a) Zone

(B) The purposes for which the instrument provides that development may be carried out within the zone without development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Exempt Development

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

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Complying Development

(D) The purposes for which the instrument provides that development is prohibited in the zone:

Refer Attachment 2(B)

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

NO

(F) Whether the land includes or comprises critical habitat?

NO

(G) Whether the land is in a conservation area (however described)?

NO

(H) Whether an item of environmental heritage (however described) is situated on the land?

NO

3. Complying Development

Whether or not the land is land on which complying development may be carried out under each of the codes for complying development in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* ("the SEPP"). If complying development may not be carried out on the land, the reasons under clause 1.19 of the SEPP why complying development may not be carried out on the land.

General Housing Code

Complying development under the General Housing Code **may not** be carried out on the land. The land is affected by specific land exemptions:

The land is bush fire prone land.

The land is excluded land being land identified by an environmental planning instrument as being within a buffer area.

The land is within an environmentally sensitive area identified by an environmental planning instrument as being of high Aboriginal cultural significance or high biodiversity significance.

Housing Internal Alterations Code

Complying development under the Housing Internal Alterations Code **may not** be carried out on the land. The land is affected by specific land exemptions:

> The land is within an environmentally sensitive area identified by an environmental planning instrument as being of high Aboriginal cultural significance or high biodiversity significance.

General Commercial and Industrial Code

Complying development under the General Commercial and Industrial Code **may not** be carried out on the land. The land is affected by specific land exemptions:

> The land is within an environmentally sensitive area identified by an environmental planning instrument as being of high Aboriginal cultural significance or high biodiversity significance.

"Note. Clause 3 refers only to land based exclusions as listed in Section 1.19 (Land on which exempt development and complying development may not be carried out) of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 ("the SEPP"). To be complying development, the development must be complying development that meets the standards specified for that development as required by the SEPP. Please contact your accredited certifier for further information."

4. Coastal protection

Whether or not the land is affected by the operation of Section 38 or 39 of the Coastal Protection Act 1979, but only to the extent that the council has been notified by the Department of Public Works and Services?

NO

5. Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961?

NO

6. Road widening and road realignment

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

(A) Division 2 of Part 3 of the Roads Act 1993; or

NO

(B) any environmental planning instrument; or

NO

(C) any resolution of the council?

a) Development Control Plan?

NO

b) Other?

NO

7. Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

(a) adopted by council, or

(b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council,

that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)?

Council's policies on hazard risk restrictions are as follows:

(i) Landslip

a) By Baulkham Hills Local Environmental Plan 2005 zoning?

NO

No resolution has been adopted but attention is directed to the fact that there are areas within the Shire liable to landslip.

b) By Baulkham Hills Local Environmental Plan 2005 special provision?

NO

No resolution has been adopted but attention is directed to the fact that there are areas within the Shire liable to landslip.

c) By Baulkham Hills Development Control Plan provision?

NO

No resolution has been adopted but attention is directed to the fact that there are areas within the Shire liable to landslip.

(ii) Bushfire

YES

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by bushfire. That question is answered in Section 11 of this certificate.

Council, at its meeting of 9 April 2002, resolved to:

1. Adopt *Planning for Bushfire Protection – A Guide for Councils, Planners, Fire-Authorities, Developers and Home Owners*, as an interim policy for the management and control of development in bushfire prone areas of the Shire. This document may be viewed at the Council's Administrative Complex or purchased from Planning NSW.

2. Adopt bushfire protection mapping contained within the Baulkham Hills Bush Fire Management Committee – Bush Fire Risk Management Plan. This document can be purchased from Council's Administration Complex.

(iii) Tidal inundation

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by tidal inundation.

(iv) Subsidence

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by subsidence.

(v) Acid sulphate soils

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by acid sulphate soils. That question is answered in part J of council's S149(5) certificate.

(vi) Land contamination

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by contamination or potential contamination.

(vii) Any other risk

NO

7A. Flood related development controls information

(1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls?

a) Baulkham Hills Local Environmental Plan 2005

YES

Please note this is a statement of Council LEP flood controls that apply within the Shire and is NOT a statement on whether or not the property is subject to flooding.

Clause 23 of BHLEP 2005 provides controls for development of flood liable land

and

Council has resolved to adopt the policy that development will not be permitted on land expected to be inundated by a 1:100 year Average Recurrence Interval design flood. This is a statement of council policy only and is NOT a statement on whether or not the property is physically affected by flooding.

b) Other?

NO

(2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls?

a) Baulkham Hills Local Environmental Plan 2005

YES

Please note this is a statement of Council LEP flood controls that apply within the Shire and is NOT a statement on whether or not the property is subject to flooding.

Clause 23 of BHLEP 2005 provides controls for development of flood liable land

and

Council has resolved to adopt the policy that development will not be permitted on land expected to be inundated by a 1:100 year Average Recurrence Interval design flood. This is a statement of council policy only and is NOT a statement on whether or not the property is physically affected by flooding.

b) Other?

NO

(3) Word and expressions in this clause have the same meaning as in the instrument set out in the Schedule to the *Standard Instrument (Local Environmental Plans) Order 2006.*

8. Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

a) Baulkham Hills Local Environmental Plan 2005?

NO

b) Other?

NO

9. Contribution plans

The name of each contribution plan applying to the land:

NO.05 - CASTLE HILL

10. (Repealed)

11. Bush fire prone land

Has the land been identified as bush fire prone land?

YES

The land is identified on Council's certified Bush Fire Prone Land map as being partly or wholly bush fire prone land. For details refer to the Bush Fire Prone Land map that can be viewed on Council's website at www.thehills.nsw.gov.au

12. Property vegetation plans

Has the council been notified that a property vegetation plan under the Native Vegetation Act 2003 applies to this land?

NO

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

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

NO

14. Directions under Part 3A

Whether there is a direction by the Minister in force under section 75P (2)(c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect?

NO

15. Site compatibility certificates and conditions for seniors housing

(a) Whether there is a current site compatibility certificate (seniors housing) of which council is aware, issued under *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* in respect of proposed development on this land?

NO

(b) Whether there are any terms of a kind referred to in clause 18(2) of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land?

NO

16. Site compatibility certificates for infrastructure

Whether there is a valid site compatibility certificate (infrastructure), issued in respect of proposed development on this land?

NO

17. Site compatibility certificates and conditions for affordable rental housing

(1) Whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land?

NO

(2) Whether there are any terms of a kind referred to in clause 17(1) or 37(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land?

NO

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

(a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act – if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

NO

(b) that the land to which the certificate relates is subject to a management order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,

NO

(c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act – if it is the subject of such an approved proposal at the date when the certificate is issued,

NO

(d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of the Act – if it is subject to such an order at the date when the certificate is issued,

NO

(e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of the Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

NO

THIS PART IS DIRECTED TO THE FOLLOWING MATTERS PRESCRIBED UNDER SECTION 149 (5) OF THE ABOVE ACT

NOTE: "When information pursuant to Section 149 (5) is requested the council is under no obligation to furnish any of the information supplied herein pursuant to that Section. Council draws your attention to Section 149 (6), which states that a council shall not incur any liability in respect of any advice provided in good faith pursuant to sub-section (5). The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this certificate."

A. Whether there are any provisions applying to the land that control the management of trees and bushland?

YES

Clause 27 of Baulkham Hills Local Environmental Plan 2005 contains provisions for the control and management of actions in respect of trees and bushland.

B. Whether Baulkham Hills Local Environmental Plan 2005 contains specific considerations that Council must have regard for in determining to grant consent to development of the land, due to the land being zoned 1(a), 1(b) or 1(c) and having, or proposing to have, direct vehicular access to a classified road?

YES

Clause 52 of Baulkham Hills Local Environmental Plan 2005 provides specific considerations for developments along classified roads.

C. Whether there are any restrictions on the development of the land by reason of its proximity to the Hawkesbury River?

NO

D. Under the Protection of the Environment Operations Act 1997, is the property subject to a listing on the public register maintained by council with respect to an environmental notice or civil proceedings in the Land and Environment Court, or a prosecution under this Act?

NO

E. Is the land subject to an Interim Land Release Contribution Policy?

NO

F. Is the land affected by any special provisions of Sydney Regional Environmental Plan No 9 – Extractive Industry (No 2 – 1995)?

NO

G. Is the land affected by a restricted development area as identified under Baulkham Hills Development Control Plan (BHDCP)?

NO

H. Is the land within an area where a Special Infrastructure Contribution, as determined by the Minister for Planning, applies?

NO

I. Is the land in the vicinity of a heritage item or heritage conservation area as described in Schedule 1 of Baulkham Hills Local Environmental Plan 2005?

YES

Clause 39 of Baulkham Hills Local Environmental Plan 2005 provides specific considerations for development in the vicinity of a heritage item or heritage conservation area.

J. Has the land been identified on the maps prepared by the former Department of Urban Affairs and Planning as being potentially affected by acid sulphate soils?

NO

K. Whether Council has mapping that shows areas of soil salinity in the Shire?

YES

Refer Council's website www.thehills.nsw.gov.au to view the map 'Salinity Potential in Western Sydney' prepared by the former Department of Infrastructure Planning & Natural Resources.

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This land has frontage to a "Classified Road". The Roads and Traffic Authority, 27-31 Argyle St, Parramatta, is the responsible authority for classified roads and should be consulted for any road widening proposals.

DAVE WALKER
GENERAL MANAGER

Per: Stewart Seale.

PLEASE NOTE: COUNCIL RETAINS THE ELECTRONIC ORIGINAL OF THIS CERTIFICATE. WHERE THIS CERTIFICATE REFERS TO INFORMATION DISPLAYED ON COUNCIL'S WEBSITE OR TO ANY EXTERNAL WEBSITE, IT REFERS TO INFORMATION DISPLAYED ON THE WEBSITE ON THE DATE THIS CERTIFICATE IS ISSUED.

ATTACHMENT 2(B)

Zone 1 (a) (Rural 1 (a) Zone)

1 Objectives of zone

The objectives are:

(a) to ensure that existing or potentially productive agricultural land is not withdrawn prematurely from agricultural production, and

(b) to ensure that development is carried out in a manner that minimises risks from natural hazards and does not unreasonably increase demand for public services and public facilities, and

(c) to provide land on which development may be carried out that assists the operation and functioning of development in adjoining residential areas, and

(d) to ensure that development is designed and carried out having regard to adjoining land uses and the natural environment, and

(e) to ensure that development is designed and carried out having regard to the rural and heritage character of the surrounding area, and

(f) to ensure that development of land within the zone does not hinder the proper and orderly development of any future urban land.

2 Development allowed without consent

Exempt development and development for the purpose of:
agriculture (other than carrying out works for the purpose of dams); bed and breakfast establishments; bush fire hazard reduction; home activities; home-based child care or family day care homes.

3 Development allowed only with consent

Development for the purpose of:
additions and alterations related to an existing dwelling-house; advertising structures; agricultural products establishments; attached dual occupancies; bush fire fighting establishments; caretakers' dwellings; cemeteries; child care centres; clearing of bushland; community facilities; dams; dwelling-houses; environmental protection works; exhibition homes; exhibition villages; filling of land; firewood establishments; health care premises; home businesses; home industries; intensive animal industries; intensive horticulture establishments; landscape supply establishments; leisure facilities; places of worship; public buildings; public utility undertakings; recreation areas; recreation facilities; renewable energy facilities; retail plant nurseries; roads; roadside stalls; rural industries (other than poultry processing); rural workers' dwellings; sheds; stables; stock and sale yards; tennis courts in association with a dwelling; utility installations (other than gas holders or generating works); veterinary establishments; wholesale plant nurseries.

Development for the purpose of the following (which is ***notifiable development***):
animal boarding, breeding and training establishments; clubs; educational establishments; forestry; guest houses; hospitals, institutions; reception establishments; research establishments; telecommunications facilities.

Included in this item is the following ***complying development***:
erection of sheds between $50m^2$ and $100m^2$ in gross floor area.

4 Prohibited development

Any development not included in item 2 or 3.

10 Notifiable development

Unless it is also complying development, the provisions of section 79 of the Act apply to and in respect of development identified in the Table to clause 13 as ***notifiable development*** in the same way as those provisions apply to and in respect of designated development.

Part 3 Special Provisions

14 Subdivision requires consent

Subdivision of land to which this plan applies may be carried out, but only with development consent.

15 Demolition requires consent

Demolition of a building or work may be carried out on land to which this plan applies, but only with development consent, unless it is exempt development.

18 Subdivision of land in Zones 1 (a), 1 (b), 1 (c), 1 (d) and 7 (a)

(1) Subject to subclause (5), land within a zone specified in paragraph (a)-(d) must not be subdivided unless each separate allotment to be created by the subdivision has an area of not less than the area specified in respect of that land:
- (a) Zone I (a)—40 hectares,
- (b) Zone I (b)—10 hectares,
- (c) Zone I (c)—2 hectares,
- (d) Zone 7 (a)—40 hectares.

(5) Despite any other provision of this plan, land may be subdivided, with development consent, for any of the following purposes:
- (a) creating a public reserve,
- (b) creating an allotment or allotments which is or are, or is or are intended to be, used for public purposes, including drainage purposes, bush fire brigade or other rescue service purposes or public convenience,
- (c) making a minor adjustment to a common boundary between allotments, being an adjustment that does not involve the creation of any additional allotment,
- (d) rectifying an encroachment on an allotment,
- (e) consolidating allotments,
- (f) opening or widening a public road,
- (g) enlarging the area of any existing allotment, without reducing the area of any other existing allotment below the minimum described in subclause (1).

28 Clearing of bushland in Zone 1 (a), 1 (b), 1 (c), 1 (d) or 7 (a) requires consent

Despite any other provisions of this plan, clearing of bushland in Zone 1 (a), 1 (b), 1 (c), 1 (d) or 7 (a) may be carried out only with development consent, unless the clearing consists of:
- (a) an activity required or allowed to be carried out by or under the *Rural Fires Act 1997* without development consent, or
- (b) bush fire hazard reduction works a land owner has otherwise been lawfully directed to carry out by a member of the NSW Rural Fire Service or the State Emergency Service.

34 Environmental management and monitoring

Consent must not be granted to development within Zone 1 (a), 1 (b),1 (c), 1 (d), 7 (a) or 8 (a), unless the consent authority is satisfied that the proposed development takes into account the following environmental features adequately and that those features will continue to be monitored:

(a) water quality,
(b) soil erosion,
(c) air quality,
(d) noise,
(e) salinity,
(f) bush fire hazard,
(g) flora and fauna,
(h) the continued monitoring of the above issues.

46 Infrastructure development

(1) Nothing in this plan restricts, prohibits, or requires the Council to obtain its own consent for development by the Council on land within any zone for the purpose of roads, cycleways, stormwater drainage, recreation areas, landscaping, gardening, bush fire hazard reduction, riverbank stabilisation or restoration, wetland protection or rehabilitation, public amenities or parking.

(2) A person other than the Council may, with development consent, carry out development referred to in subclause (1) on land within any zone if the development is carried out in conjunction with development for the purpose of a parking area that is ancillary to development permissible in that zone.

53 Development that is prohibited along classified roads

Despite any other provision of this plan, consent must not be granted to development for the purpose of the following along a classified road:

(a) convenience stores, service stations or shops, unless on land in Zone 3(a),
(b) restaurants, unless on land in Zone 1 (b), 1 (c), 2 (c) or 3 (a),
(c) bulky goods premises, unless on land in Zone 3 (a) or 3 (c).
(d) child care centres, unless on land in Zone 1 (a), 1 (b) or 1 (c).


The
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Appendix G

Heritage Records

Search Results

6 results found.

Castle Hill House 215-219 Old Northern Rd	Castle Hill, NSW, Australia	(Indicative Place) Register of the National Estate
Castle Hill Public School and Residence (former) 266 Old Northern Rd	Castle Hill, NSW, Australia	(Registered) Register of the National Estate
Castle Hill Settlement Site Old Castle Hill Rd	Castle Hill, NSW, Australia	(Registered) Register of the National Estate
Elwatan Castle Hill Rd	Castle Hill, NSW, Australia	(Indicative Place) Register of the National Estate
St Pauls Anglican Church (former) 225 Old Northern Rd	Castle Hill, NSW, Australia	(Indicative Place) Register of the National Estate
The Old Parsonage 210 Old Northern Rd	Castle Hill, NSW, Australia	(Indicative Place) Register of the National Estate

Report Produced: Tue Mar 16 15:07:53 2010

Click on the BACK button of your browser to return to the search.

Statutory Listed Items

Information and items listed in the State Heritage Inventory come from a number of sources. This means that there may be several entries for the same heritage item in the database. For clarity, the search results have been divided into two sections.

- Section 1. contains items listed by the **Heritage Council** under the NSW Heritage Act. This includes listing on the State Heritage Register, an Interim Heritage Order or protected under section 136 of the NSW Heritage Act. This information is provided by the Heritage Branch.
- Section 2. contains items listed by **Local Councils & Shires and State Government Agencies**. This section may also contain additional information on some of the items listed in the first section.

Section 1. Items listed under the NSW Heritage Act.

Click on an item name to view the full details.
The search results can be re-sorted by clicking on the **(sort)** option at the top of each column.

Item Name (sort)	Address (sort)	Suburb (sort)	LGA (sort)	Listed Under Heritage Act
St Paul's Anglican Church	221 Old Northern Road	Castle Hill	Baulkham Hills	Yes

There was 1 record in this section matching your search criteria.

Section 2. Items listed by Local Government and State agencies.

Item Name (sort)	Address (sort)	Suburb (sort)	LGA (sort)	Information Source (sort)
Bellerive	177 Old Northern Road	Castle Hill	Baulkham Hills	LGOV
Castle Hill House	215 - 219 Old Northern Road	Castle Hill	Baulkham Hills	LGOV
Castle Hill Public School	264-266 Old Northern Road	Castle Hill	Baulkham Hills	LGOV
Castle Hill Reservoir (WS 0021)	Old Northern Road and Marie Street	Castle Hill	Baulkham Hills	SGOV
Durham Park	174-176 Old Northern Road	Castle Hills	Baulkham Hills	LGOV
House	244 Old Northern Road	Castle Hill	Baulkham Hills	LGOV
House	342 Old Northern Road	Castle Hill	Baulkham Hills	LGOV
Oakhill College original building, gatehouse and	421-521 Old Northern Road	Castle Hill	Hornsby	LGOV